

# Heritage Statement

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990

**Proposal:** Conversion of garage building and construction of a single storey extension, to form a granny annexe.

**Address:** Carters Yard, Sibford Gower, OX15 5RW

**Applicant:** Mr and Mrs M Bannister

**Date:** 17 February 2021

**Bromley** Planning

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## Introduction

1. This statement is submitted in support of an application for planning permission for conversion of a garage building and construction of a single storey extension, to form a granny annexe at Carters Yard, Sibford Gower.
2. The site known as Carters Yard comprises a two storey stone house with thatched roof fronting on to Main Street, a single storey stone annexe building with thatched roof alongside Colony Road and a modern detached garage building constructed of stone with a tiled roof fronting on to Colony Road. The main house is Grade II listed. Details of the listing are provided in the appendix to this statement. The site is located within the Sibford Gower and Burdrop Conservation Area.

## Context: Heritage Policies

3. The National Planning Policy Framework (NPPF) establishes a presumption in favour of sustainable development and sets out a definition of sustainable development which includes the protection and enhancement of the historic environment. Paragraph 189 of the NPPF requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
4. The NPPF defines heritage assets as including *"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)."* Designated heritage assets are defined in the NPPF as including *"A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation."*
5. The Development Plan in Cherwell comprises the Cherwell Local Plan 2011-2031 Part 1 (adopted 20 July 2015) and the saved policies of the Cherwell Local Plan 1996. Policy ESD 15 of the Cherwell Local Plan 2015 requires development to conserve, sustain and enhance designated and non-designated heritage assets (as defined in the NPPF) including buildings, features, archaeology, conservation areas and their settings. Saved Policy C23 of the Cherwell Local Plan 1996 states there will be a presumption in favour of retaining buildings, walls, trees or other features which make a positive contribution to the character or appearance of a conservation area. Saved Policy C28 seeks to ensure that the layout, design and external appearance, including the choice of external finish materials, are

sympathetic to the character of the area. In conservation areas development will be required to be of a high standard and the use of traditional local building materials will normally be required.

### **Context: Identifying Heritage Assets and their Settings**

6. A detailed assessment of heritage assets in Sibford Gower is provided in the Sibford Ferris, Sibford Gower and Burdrop Conservation Area Appraisal published by Cherwell District Council in 2012. The appraisal states that of the three settlements Sibford Gower is the largest and has the most prevalent mix of architectural styles, materials and range of building types. At 9.18.2 the appraisal acknowledges the traditional roofing material of thatch on Carters Yard and Gowers Close, however at 9.18.1 the appraisal observes that the predominant building material is the local stone and the majority of buildings are roofed in slate.
7. The Historic England listing identifies Carters Yard and three other Grade II listed buildings that are close to the application site. These are:
  - Carters Yard on Main Street
  - Wykham Arms Public House, alongside and to the south of the application site
  - Manor House, on Colony Road, to the west of the application site
  - Gowers Close - on Main Street, alongside Carters Yard
8. The Conservation Area Appraisal identifies a number of non-designated heritage assets, none of which are near to the application site.

### **Assessment of Proposals and Impact on Heritage Assets and their Settings**

9. The existing modern garage sits as a somewhat unattractive and incongruous feature alongside traditional buildings in the conservation area. The building has no architectural or historic merit and does not contribute to the character of the area.
10. The garage has a modern appearance with roof lights and a large metal door facing onto Colony Road. The proposals are to replace two of the roof lights with traditional dormer windows and to replace the metal garage door with a smaller door with vertical boarding. The plain tiled roof will be replaced with natural slate. Sited to the rear of the garage building, the only public view of the proposed extension will be a partial and very limited view of the roof of the sitting room extension, from a short section of Colony Road. The extension is subservient in scale to the main house, lower in height than the garage and steps down to single storey. The traditional design of extension, improvements to the appearance of the building, and use of sympathetic construction materials of natural stone and slate,

will provide for a development that complements and enhances the character and appearance of this part of the conservation area.

11. The proposed single storey extension will be located approximately 37 metres from the Grade II listed house at Carters Yard. The extension will occupy a small parcel of land that is currently used as a vegetable patch and separated from the main garden of Carters Yard by a tall herbaceous border. Because of this visual separation the vegetable patch does not contribute to the setting of the listed house. The main garden however is landscaped and maintained to a high quality and contributes positively to the setting of the listed house. There are no proposals to disturb the main garden, thereby preserving the garden setting of the house. The extension is to be constructed with natural stone to match the stone of the house. The roof will be finished with slate which is a natural construction material that will be in keeping with the slate roofs of several other buildings in Colony Road and Main Street. By using traditional materials the development will be in keeping with local character. The proposed alterations to the front elevation of the garage building, including re-roofing with slate will improve its appearance and enhance the setting of the listed Wykham Arms public house.

### **Conclusion**

12. The scale of the proposed development is subservient to the main house and sympathetic in design and use of materials, thereby preserving the setting of the Carters Yard. The alterations to the garage building will improve its appearance, and enhance the setting of the conservation area and the setting of the listed public house.

Historic England official record of listing for Carters Yard

## CARTERS YARD

### Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1046800

Date first listed:

13-Jun-1988

Date of most recent amendment:

05-Jun-1990

Statutory Address:

CARTERS YARD, BURDROP ROAD

### Details

SIBFORD GOWER BURDROP ROAD (South side) Crossways

16/173 The address shall be amended to read: BURDROP ROAD (South side)  
Carters Yard

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SIBFORD GOWER BURDROP ROAD SP3436-3536 (South side) 16/173 Crossways  
13.6.88 GV II House. c.1600 with C20 alterations. Coursed ironstone rubble.  
Steeply pitched thatched roof. Brick end stack. L-plan. 2 storeys. Ground floor  
has a 2-light wood mullioned window and C20 windows. Attic has a reset 2-  
light lancet window. Thatched staircase bulge on left. Entrance in single-storey  
thatched part on left of main building. Plank door and wood lintel. Small  
rectangular C20 windows in wood frames. Interior has stud walls, beams, joists  
and fireplace with bressumer. Photograph in NMR. Important corner site. Once  
Crossways was known as Tantony. Included for group value.

Listing NGR: SP3526337868

The contents of this record have been generated from a legacy data system.

Legacy System number:

244730

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.  
End of official listing