

Application number(s):	21/01123/F
Application site:	Hatch End Old Poultry Farm Steeple Aston Road Middle Aston Bicester OX25 5QL
Proposal:	Demolition of existing buildings. Construction of replacement business units and associated external works. (Re-submission of 20/01127/F)

<input type="checkbox"/>	Listed Building	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>	Setting of a Listed Building
<input type="checkbox"/>	Grade I	<input type="checkbox"/>	Grade II*	<input type="checkbox"/>	Grade II

Policies

Cherwell Local Plan 2011-2031 (2015)

<input checked="" type="checkbox"/>	Policy ESD15 New development proposals should: Conserve, sustain and enhance designated and non-designated 'heritage assets' including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated, furthermore development should respect the traditional pattern of the form, scale and massing of buildings
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Cherwell Local Plan 1996 Saved Policies

<input type="checkbox"/>	C18 Works to a listed building should preserve the building, its setting and any features of special architectural or historic interest. Alterations or extensions to a listed building should be minor and sympathetic.
<input checked="" type="checkbox"/>	C23 Presumption in favour of retaining positive features within a Conservation Area.
<input type="checkbox"/>	C28 The layout, design and materials proposed within a new development should respect the existing local character. 'control will be exercised over all new development to ensure that standards of layout, design and external appearance are sympathetic to the character of the urban or rural context of that development.

NPPF – Chapter 16

<input checked="" type="checkbox"/>	Paragraph 199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
<input type="checkbox"/>	Paragraph 200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: <ul style="list-style-type: none"> a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly

_____ Exceptional.

☐ **Paragraph 201.** Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
a) the nature of the heritage asset prevents all reasonable uses of the site; and
b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
d) the harm or loss is outweighed by the benefit of bringing the site back into use.

☐ **Paragraph 202.** Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

☐ **Paragraph 203.** The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Other Relevant Policies and guidance

☒ **Historic England Advice** – The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning note 3, highlights the importance of the surroundings in which a heritage asset is experienced and how this contributes to its significance.

Planning (Listed Buildings and Conservation Areas) Act 1990

☐ **Section 16.** In considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

☒ **Section 72.** With respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Significance (50 words)

The site is in a rural location to the north of the village of Steeple Aston between Steeple Aston and Middle Aston. The site is outside the Steeple Aston conservation area but the northern boundary of the conservation area along Steeple Aston Road comes almost to the edge of the site. To the north is Middle Aston Park, this park associated with Middle Aston House is on the local (Oxfordshire) register of parks and gardens. The rural approaches to the Steeple Aston conservation area have been identified as contributing to its character and appearance. As a result the significance of the application site lies in its position and the contribution it makes to the setting of the Conservation Area.

Appraisal (250 words)

The existing buildings have no historic merit, although they largely have an agricultural character and therefore are relatively inconspicuous within the countryside. There are no concerns with regards to the removal of these buildings.
The design of the new buildings has been amended and they now have an appearance which is more akin to the agricultural character of the site. Furthermore the size of the proposed buildings is much closer in scale

to the existing buildings on the site. The layout and form also replicate the existing and this is considered to reduce the dominance of the buildings and ensures the development is in keeping with its countryside location. Overall it is considered that the proposals will preserve the character of the rural approach to the Steeple Aston Conservation Area.

Level of harm

☒

No Harm

☐

Less than Substantial Harm

☐

Substantial Harm

Public Benefit (NPPG)

☒

Yes

☐

No

Comments

There are potential public benefits to maintaining this site

Recommendation

☒

No objections

☐

Objections

☐

Engage in preapp

Suggested Conditions

Materials
External joinery and rooflights

Conservation Officer: Emma Harrison

Date: 14/09/2021