

Application number(s):	21/01254/REM
Application site:	Barns, Crockwell House Farm, Manor Road, Great Bourton OX17 1QT
Proposal:	Reserved matters application to 19/00250/OUT - application for approval of matters reserved by Condition 1 of 19/00250/OUT

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

Policies

Cherwell Local Plan 2011-2031: Adopted Document (July 2015) (As amended)

<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 in determining an application for listed building consent the council will have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest. The council will normally only approve internal and external alterations or extensions to a listed building which are minor and sympathetic to the architectural and historic character of the building.
<input checked="" type="checkbox"/>	C21 Sympathetic consideration will be given to proposals for the re-use of an unused listed building provided the use is compatible with its character, architectural integrity and setting and does not conflict with other policies in this plan. In exceptional circumstances other policies may be set aside in order to secure the retention and re-use of such a building.
<input type="checkbox"/>	C23 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.
<input checked="" type="checkbox"/>	C28 Control will be exercised over all new development, including conversions and extensions, to ensure that the standards of layout, design and external appearance, including the choice of external-finish materials, are sympathetic to the character of the urban or rural context of that development. In sensitive areas such as conservation areas, the area of outstanding natural beauty and areas of high landscape value, development will be required to be of a high standard and the use of traditional local building materials will normally be required.

NPPG

National Planning Policy Guidance NPPG:

<input type="checkbox"/>	Plan Making: the Historic Environment. Describes public benefits as 'anything that delivers economic, social or environmental progress.'
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NPPF – Chapter 16

<input checked="" type="checkbox"/>	Par 189 In determining applications, local planning authorities should require an applicant 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.
<input checked="" type="checkbox"/>	Paragraph 193. 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.

Paragraph 194. 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:

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 195. 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 196. 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 197. 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/Guidance

Historic England's Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12

Historic England's Conservation Principles, Policies and Guidance 2008

Historic England's The Setting of Heritage Assets, GPA3 2017

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)

'BOURTON MANOR ROAD (North side) Great Bourton Crockwell Farmhouse GV II Farmhouse. Late C17. Ironstone ashlar. Steeply pitched slate roof. Stone-coped gables with moulded kneelers, Brick ridge and end stacks. 3-unit plan, 2 storeys plus attic. 3-window range. Entrance off-centre to left has doorway with a moulded stone basket arched head and C20 door. Hood mould with diamond shaped label stops. Entrance is flanked by 3- and 4-light stone mullions. An 4-light similar window to right. Between the floors on the right is a 2-light stone mullioned stair window. First floor has three 3-light stone mullioned windows. Staircase light in attic floor said to have once been gabled. Right gable has 2-, 3- and 4-light stone mullioned windows with hood mould and label stop. Sundial. Interior said to have stop-chamfered beams, inglenooks and original staircase. Interior not inspected. (VCH: Oxfordshire: Vol X. p176) Listing NGR: SP4553445683'
Listed 08.12.1955

The farmhouse faces west onto its farm court which includes structures protected by the listing of the farmhouse in various stages of dilapidation. There are also some modern blockwork structures not protected by the listing of the farmhouse. The present garage seems to align with a historic structure, to the left of which ran the open shed element of the north range. Whilst the Case Officer for an earlier application did not object to the demolition of the west and north range from a planning stance, no **listed building consent** application has been submitted or addressed. Earlier Conservation comments on the redevelopment of the site highlighted the need for a structural report justifying why the significant elements of the structures could not form part of the scheme, and for any existing ironstone or local red brick from structures that were considered beyond repair to be reused within the scheme.

The southern range has recently received reserved matters planning permission but no corresponding **listed building consent** application has been made.

Views of the farmhouse and the farm outbuildings can be seen from the entrance gate and from the public right of way to the south and west of the site. Historic maps show the gap between the south and west range to be a second route from the fields into the farm court.

Appraisal of issues (250 words)

Policy ESD15 states:

'Contribute positively to an area's character and identity by creating or reinforcing local distinctiveness and respecting local topography and landscape features, including skylines, valley floors, significant trees, historic boundaries, landmarks, features or views, in particular within designated landscapes, within the Cherwell Valley and within conservation areas and their setting.'

Listed Building Consent:

The existing courtyard is of traditional form. The southern series of outbuildings which form the south range have received planning consent for conversion to a single dwelling under 19/00250/OUT and 20/01726/REM. It is worth noting that a **listed building application** will also be needed as the south range is considered to be protected by the Grade II listing of Crockwell House.

The farmhouse forms the eastern side of the farm courtyard. The north wing of the courtyard aligns with the north wall of the west wing of the courtyard, which incidentally aligns with the retained garage structure immediately NW of the former farmhouse. The blockwork structures to the north range are of no significance and not protected by the listing. The west of the farm courtyard is currently formed by a stone structure to the north, west and south, with a local red brick dividing wall and a brick wall to the east. The west of the outbuilding aligns with the north gable of the south wing of the courtyard.

The principle of demolishing curtilage listed structures was agreed by a previous Case Officer. I previously stated, 'Where the demolition of curtilage listed structures can be fully justified, the brick and stone should be reused as part of the development.' The demolition of historic masonry structures would need **listed building consent**.

The proposed courtyard:

The southern side of the courtyard is discussed above and the footprint remains as original (with later north covered area removed).

The existing west wing of the courtyard is proposed to be demolished in its entirety and a new structure is proposed to be built offset from the historic line of the courtyard. This is seen as a major departure from the sense of enclosure of the historic rectangular courtyard. The west range is doubled in length, stretching further northward and made deeper in plan.

The existing north range is also proposed to be demolished, this includes the historic stone and brick structure. The north of the courtyard is also moved further north and meets the midpoint of the proposed longer west range.

The blockwork structure that abutted the north range is proposed to be replaced with a new linear range which aligns with the south of the garage outbuilding just outside the site boundary and stretches northwards beyond the line of the west range, making an H-shaped development which is not a traditional farm courtyard form in the district.

The additional footprint is in part compensated by the demolition of some of the modern structures.

It is unclear if the existing masonry from the historic structures is to be reused in the new development.

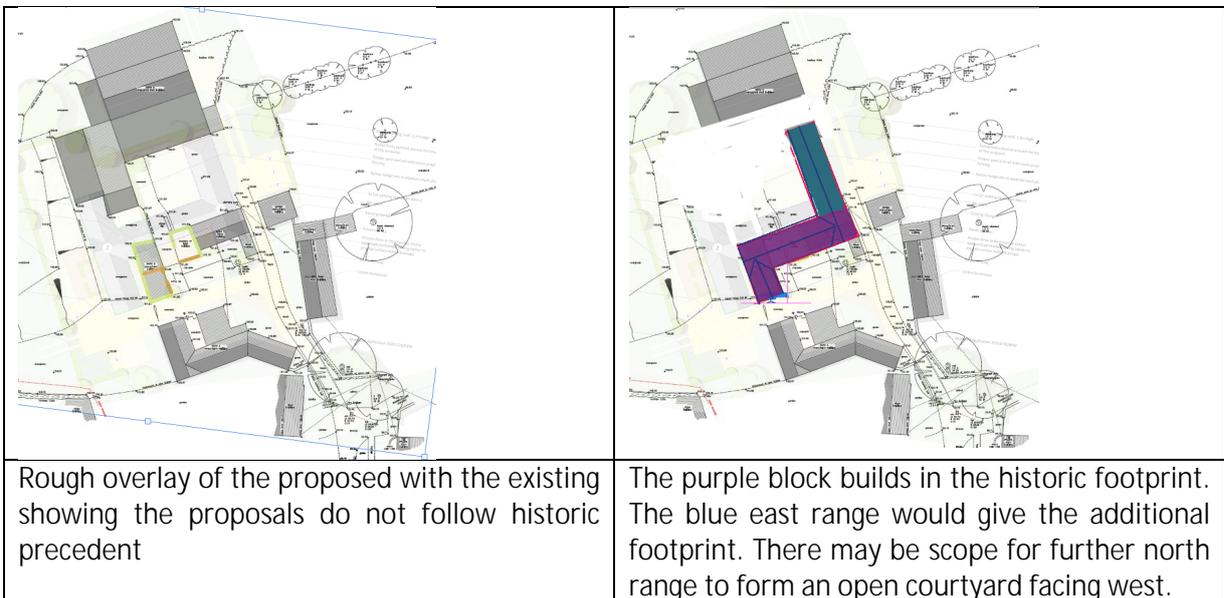
Historic England:

'Issues for new buildings and their siting:

- Site new buildings on the footprint of lost buildings or site them so that they respond and are sensitive to the historic plan form of the site and its wider setting in the landscape.
- Use the historic character of the site to inform the scale, massing and form of new buildings. Ideally the new elements should not compete or be overbearing to the traditional farmbuildings.'

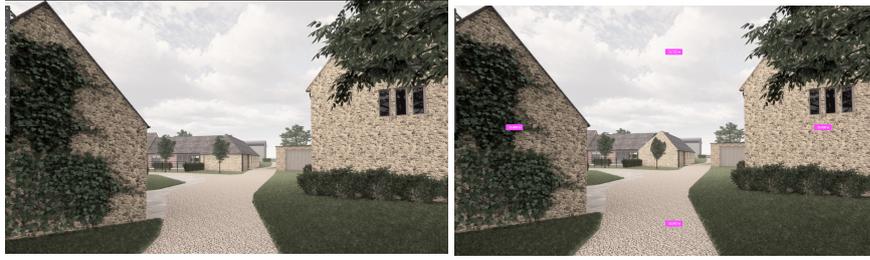
<https://historicengland.org.uk/images-books/publications/national-farmstead-assessment-framework/farmsteads-assessment-framework-2015/>

The two mark ups below show the proposed layout overlaid on the existing layout and an alternative which rebuilds on the existing footprint. The form on the right image below aligns with HE guidance and conservation comments made on 16/00609/OUT.

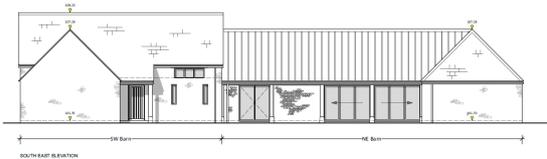


The form of the new development:

The footprint and form of the development should be simple and unfussy. If the layout changes to respect the historic form as in the right image above or alternative traditional layout, the division between the properties may take a different line and negate the need for the step in the ridge of the south range. Whilst there is an existing hipped corner to the southern range on the west side, there are also stone gables. A stone gable would avoid the need for lead flashing or hip tiles on this elevation which is prominent on the entry to the site, it would also look less domestic.



There appears to be a ridge oversailing the east range in the sketch above, this should be avoided.



South Elevation (labelled SE Elevation)

In terms of openings, the sketch shows a clear view through the south range. This is not a threshing barn and given the proximity of other properties may have privacy issues. The principle of an open shed with glazing between posts would avoid a domestic language, the detail of glazed screens could be conditioned. Rather than creating a stable door where the base is infilled with timber a traditional barn window would be preferred, where there are stable door openings the door should either be glazed set back in reveal so that it looks like an opening, this has the option of an external shutter or door for security which can fold back against the wall. **The porch beneath the extended eaves and the one and a half storey element is too fussy for a farm courtyard and setting of the listed former farmhouse. There may be more scope to make the west range the one and a half storey element with gables to the north and south, this would give the opportunity for a cart entrance to the north and make more sense of the increased height? This would omit the step in the ridge of the south range, giving an altogether simpler form.**



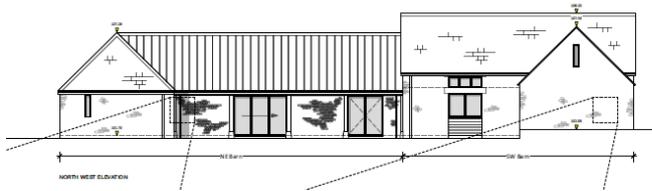
The west elevation (labelled SW Elevation)

The west elevation with its almost central one and a half storey gable with higher eaves is not a typical form for a local barn. I also note that earlier guidance recommended single storey development. The window to the attic of the gable is divided as a casement, if the language they are using is a pitch hole, the opening should have no division and the window should be set well back.

We also appear to have a hybrid of posts on staddle stones infilled or partly infilled with openings, there should be a clear language. If using the language of an open shed then the infill should be a discreet glazed screen. If opting for a solid wall with wider doors for cattle avoid the posts.

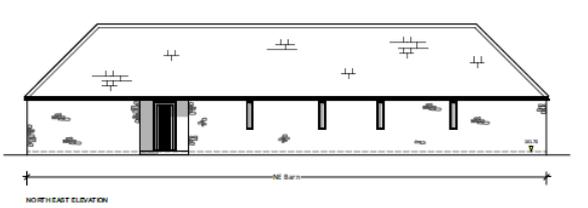
Rather than have casement windows above horizontal timber boarding, it would be stronger to have a stable door with the lower part of the door detailed as a stable door and insulated and the upper part a single window, the upper half of the stable door could be openable as a security shutter held back against the wall when open. A cill half way up a door should be avoided. Alternatively a traditional barn window would be preferred, and any stable door openings should either be fully

glazed and set back in reveal (so that it looks like an opening), this also has the option of an external shutter or door for security which can fold back against the wall.



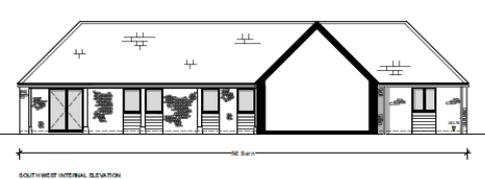
North elevation (labelled NW elevation)

Similar comments to above regarding the hybrid open shed/masonry infill/timber boarding at base of door openings, and form.



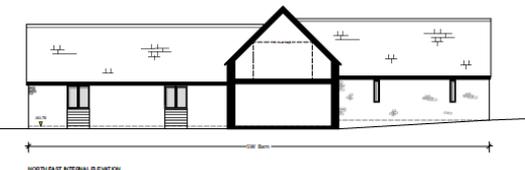
East elevation (Labelled NE elevation)

I made a comment on whether a gable to the south makes a stronger statement at the south entrance. The slot windows are acceptable. The recessed door with sidelights is not traditional being recessed or in terms of design, there should also be level access.



The internal west elevation (labelled SW internal elevation)

Comments as above in terms of doors/windows/hybrid open shed and infill/form.



The internal east elevation (labelled NE internal elevation)

Comments as above in terms of doors/form.

Not all of the rainwater pipe positions have been shown. If any services are proposed which require external vents it would be useful to show these as part of the design.

The footprint of any proposal needs to include storage to avoid the need for external domestic sheds etc.

The west elevations should be drawn in the context of the farmhouse and south range, and the east elevation should show any higher buildings behind in outline.

The view from the entrance is marred by a flat roofed garage which is outside the red line, as part of weighing up this scheme which looks to demolish historic stone and brick outbuildings we should look for some benefits to the setting of the listed former farmhouse. It would be helpful to know whether the garage includes any historic fabric from the north range.

Level of harm

No Harm

Less than Substantial Harm

Substantial Harm

Public Benefit (NPPG)

Yes

No

Comments

Recommend preapp. The principle of designing some additional houses in a courtyard form based on the historic footprint is considered acceptable in principle but the form of the development needs further consideration in terms of form, scale and design.

Recommendation

No objections

Objections

Engage in preapp

Suggested Conditions

Once a scheme is agreed or to be developed as part of the recommended preapp:

Where the demolition of curtilage listed structures can be fully justified, the brick and stone should be reused as part of the development.

Breathable materials are encouraged and local natural materials.

Landscaping treatment should be controlled by restrictive covenant or reduced permitted development rights to ensure the setting of the listed farm is not compromised. The courtyard footprint should include storage so that sheds are avoided.

The access should retain the farm track feel and not be overly suburbanised.

The estate fencing is not the language of a farmstead, where courts were fenced off beside open sheds to contain cattle/sheep this is normally done with gates or post and rail fencing (cleft chestnut fencing or hurdles).

Black metal RWGs.

Level thresholds.

Historic England advice: 'Minimise external lighting which can lend a suburban character to farmsteads' The lighting scheme and light pollution measures from large openings should be conditioned.

Joinery details for doors/windows/glazed screens.

Roof samples/traditional eaves/verge/ridge.

Masonry samples to match, lime mortar.

Conservation Officer:

Joyce Christie

Date: 12.07.2021