

Application number(s):	21/03197/F
Application site:	Lane Head, Main Street, Sibford Gower, OX15 5RT
Proposal:	Demolish existing garage for replacement with oak framed carport and roof alterations to create first floor over existing ancillary outbuilding to create pool and annexe accommodation – re submission of 21/01535/F.

<input type="checkbox"/>	Listed Building	<input checked="" 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 (2015)**

- 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

#### **Cherwell Local Plan 1996 Saved Policies**

- 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.

- C23** Presumption in favour of retaining positive features within a Conservation Area.

- 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**

- 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.

- 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:
- grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
  - 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.

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**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

#### 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 dwelling can be dated to the late 17<sup>th</sup> century and is constructed of squared coursed ironstone with a steeply pitched thatched roof. To the rear are outbuildings which may have more historic stone reused in their construction, however the current buildings were constructed, rebuilt, and altered in the 20<sup>th</sup> century. The significance lies primarily with the main house. The historic fabric that remains and its contribution to the character of the conservation area. The outbuildings contribute to the setting of the Listed Building.

#### Appraisal (250 words)

The demolition of the existing garage and its replacement with a new building and the conversion and works to the existing pool house/outbuilding are considered to be acceptable in principle.

In terms of historic fabric, both buildings are reported to be 20<sup>th</sup> century structures, and this is supported when considering their materials and construction. It is possible that the pool house/outbuilding may contain

some fabric that has been reused however, the internal structure of both buildings is modern blockwork therefore the demolition and alterations will not result in a loss of historic fabric.

The buildings are within the curtilage of the Listed Building and therefore the proposals will inevitably alter the setting of the main Listed Building. It is recognised that the proposals will result in two new buildings of a notable height, but the massing has been reduced by separating the two and using roof lights only.

The proposed designs of the new carport and the extended ancillary outbuilding are considered to be in keeping with the surroundings and not detrimental to the character of the conservation area. Because of this design and the location of the proposed buildings they are not considered to unacceptably impact on or detract from the Listed Building. Therefore the proposals are not considered to be harmful to the Listed Building as a consequence of development within its setting.

Care should be taken to ensure that the stonework, mortar and pointing matches the existing property and the roofing material is appropriate to the locality.

**Level of harm**

No Harm

Less than Substantial Harm

Substantial Harm

**Public Benefit (NPPG)**

Yes

No

**Comments**

**Recommendation**

No objections

Objections

Engage in preapp

**Suggested Conditions**

Materials  
Joinery details  
Conservation roof lights

**Conservation Officer:** Emma Harrison

**Date:** 04/01/2022