

Application number(s):	21/03260/LB
Application site:	Clematis Cottage Main Street Sibford Ferris OX15 5RG
Proposal:	Single storey rear extension to replace existing Conservatory. Internal renovation works including a new Bathroom and stair to the second floor

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|---|---|---|
| <input checked="" 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 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.

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 property is one of four cottages that can be dated to 1721. The cottages are constructed of coursed ironstone rubble with 20th century tile roofs. The significance of Clematis Cottage lies in the historic fabric that remains and its character and contribution to the row of cottages and the conservation area.

Appraisal (250 words)

The extension to the rear is a large addition, however because of the existing situation it is on balance considered not to result in a detrimental impact to the character of the building. The use of stone to match the existing is welcomed as it is felt this will ensure a complementary development. The main external wall of the cottage should ideally not be plastered or treated.

The replacement of the stairs from first to second floor will not result in a loss of historic fabric as the existing ladder stair is modern and there is already an opening. The details of the replacement stair should be provided.

Because of the nature and position of the proposals it is also considered that the conservation area will not be affected.

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

External rear wall shall not be plastered
Materials as per the amended plans
The doors shall be timber
Details of the new stair and method of installation.

Conservation Officer: Emma Harrison

Date: 26/11/2021