

Application number(s):	21/03762/LB
Application site:	Ivy Cottage, 32 High Street, Bodicote
Proposal:	Demolition of garage, internal refurbishment and reconfiguration, landscaping and creation of new off-street parking

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|---|---|--|
| <input checked="" 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 checked="" type="checkbox"/> Grade II* | <input 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)

Ivy Cottage is a grade II listed building. The cottage is described as being two cottages of 18th century date – now a house.

The 18th century wall to the west of the cottage is also separately listed. The wall is similar in materials, style and height to the wall surrounding the grade II listed Bodicote House (a large 18th century house) and the sites may originally have been linked. It is possible that the southern wall along Broad Gap may be the curtilage listed boundary wall associated with Bodicote House.

The site lies within the Northern Village Character Area of Bodicote Conservation Area.

Appraisal (250 words)

There are a number of elements to this application, and these will be assessed separately

Internal refurbishment and reconfiguration

There are a number of proposed alterations to the layout of the property.

Ground floor

There is a proposal to remove the existing 20th century extension to the frontage of the building and to remove the 20th century stud walls to the rear of the existing lounge. There are no objections to this proposal, which is considered to enhance the setting of the listed building.

There are no objections to the slight reconfiguration of the 20th century extension to the rear of the building.

There is a proposal to remove the wall between the existing kitchen and dining room to create a kitchen diner. There is insufficient information about this element of the scheme within the application. The Heritage Statement claims 'The odd alignment of this end of the building and the insertion of the dividing wall between the dining room and kitchen are also evidence for a more complex history' and 'Much of the internal layout and partitions probably date to its amalgamation, (although without intrusive survey, it's not always possible to tell whether some of the partitions are historic, or more recent)' and 'It is also proposed to remove the existing partition between the dining room and kitchen and replace with a structural steel member into which the existing ceiling beams will be slotted. The existing partition is not original to the building, but probably represents a relatively late addition (see above)'. There is evidence of relatively modern red brick as part of the construction at first floor level, but there are also concerns that significant structural intervention is required to remove the partition. Further information is required in the form of a structural engineers report explaining the need for the structural intervention and an assessment of the historic significance of the partition.

- It is recommended that the application is altered to allow some opening up works to this element of the building. This would allow the significance of the partition to be considered and depending on the findings an additional application could be submitted at a later date. If the partition is found to be of significance there may be a compromise option of opening up a wider area in the centre of the partition.

There are no objections to the creation of a small lean-to porch to replace the existing garage.

First floor

There is the proposal to move the partition in bedroom 1 to create a slightly smaller bedroom and some corridor space adjacent to the stairs. There is evidence that the partition was originally in the proposed position (through the change in alignment of the floorboards) and therefore there are no objections.

It is also proposed to remove a number of the doors from their original positions – in the majority of cases this is not considered to cause any harm to significance. The doors into the extension are clearly not of historic merit. The changes to the doors to bedroom 2 and the master bedroom facilitate the creation of a master bedroom suite in a minimal way without causing harm to other elements of historic significance and is therefore considered proportionate.

There are no objections to the minor alterations in the rear extension which are not considered to impact on the significance of the building.

Second floor

There are no objections in principle to the use of the upper floor for accommodation providing this does not negatively impact on the historic fabric or layout of the building. Further information may be required on building regulations aspects including means of escape if the space is to be used as a bedroom.

There are some structural alterations proposed to the building and whilst the alterations have been detailed there is no structural engineers report outlining what the issues are, why the interventions are necessary and what options have been considered. This should be submitted prior to the determination of the application.

There are no objections to the insertion of a gable end window to the modern extension.

There are some concerns with the insertion of a window into the gable end of the historic building, but as this is the only light to this room this would be considered proportionate if the other alterations are acceptable.

Elevations

- No objections to proposed replacement windows / doors / openings.
- Details of repair / refurbishment of existing windows.
- Stone sample panel for making good of the stonework following the demolition of the 20th century extension.
- No objection to repointing provided a lime mortar is used.
- No objection to removal and replacement of delaminating stonework, but further details are required in the form of a method statement and justification statement.
- No objection to blocking of windows in later extension, but concerns with proposal to paint brickwork white. An alternative solution may be required.
- further details / justification and method statement relating to proposed vents required.
- There are some concerns with the raising of the height of the chimney and further details are required about why this is necessary.

Schedule of works

A schedule of works and detailed drawings of windows is included within the application.

There are no objections to

- The method statement for cleaning of beams
- The proposed refurbishment works to the historic sash windows
- The proposed works to internal and external doors
- Works to the plasterwork (providing lime plaster is used where appropriate)
- Works to floors
- Provision of additional balustrade
- Insulation of roof and rear wall

Works to fireplaces – opening up to be allowed, further details of proposed solutions to be conditioned.

Concerns about installation of log burner if this is the requirement for the raised chimney.

Demolition of garage and creation of courtyard

There are no objections to the demolition of the garage which is of mid 20th century date. There are no objections to its replacement with a lean to porch. The design is generally considered appropriate, but a sample of the proposed timber would be required by condition.

There would not be an objection to the creation of a courtyard garden in its own right, but there are concerns with the loss of the parking space given the comments below on the creation of a new parking space along Broad Gap.

Landscaping including creation of car parking.

There are concerns with this aspect of the proposals which include the demolition of a section of wall along Broad Gap.

The high boundary walls are a significant feature of the Bodicote Conservation Area. The Appraisal states 'The street pattern in the Northern Village area is dominated by the front boundary walls of properties therefore these are really important in retaining the character of this part of Bodicote. Regular maintenance of both Ironstone wall and capping stones is essential' and 'Along Broad Gap the means of enclosure is a key element in creating a distinctive character, the high (in some places over 2 metres) stone walls, including those of Bodicote House, obscuring the houses behind..... The walls within this area are generally in good condition although in some areas the use of cement mortar has caused accelerated decay in the wall materials. Stone coping is used on 20 the higher boundary walls although there are also examples of cement haunches and upright stone capping.'

The boundary walls also contribute to the setting of Ivy Cottage and were potentially associated with Bodicote House. The wall to the west is listed in its own right, but the wall to the south of the cottage is likely to be curtilage listed either to Ivy Cottage or Bodicote House.

It is recommended that this aspect is withdrawn from the application.

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 and additional information

Stone sample panel
Method statement for repair of stonework
Condition for lime mortar for repointing
Material sample of oak porch
Details of fireplaces once opening up works have taken place

Additional information required

Details and justification for proposed vents
Structural engineers report for works to roof and removal of partition.
Details of requirement for raising of chimney

Conservation Officer: Jenny Ballinger

Date: 11th January 2022