

**From:** Anya Lucas <[Anya@georgiangroup.org.uk](mailto:Anya@georgiangroup.org.uk)>  
**Sent:** Wednesday, August 9, 2023 11:49 AM  
**To:** Andrew Thompson <[Andrew.Thompson@Cherwell-DC.gov.uk](mailto:Andrew.Thompson@Cherwell-DC.gov.uk)>  
**Subject:** Stratfield Farm, 374 Oxford Road, Kidlington, Oxfordshire, OX5 1DL - 22/01757/LB

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Dear Andrew Thompson,

**22/01757/LB**

**Stratfield Farm, 374 Oxford Road, Kidlington, Oxfordshire, OX5 1DL**

**Alterations and repairs to listed farmhouse and annexe; refurbishment and partial rebuilding of existing outbuildings to provide 2 no. dwellings; erection of 2 no. new dwellings; provision of car parking, bin and cycle stores; and access.**

Thank you for informing the Georgian Group of the above application for Listed Building Consent. We are broadly content with what is proposed and welcome the repair and reuse of this Grade II listed early nineteenth century farmhouse which is presently a Building at Risk.

The replacement of concrete tiles with stone slates and the removal of the 1920s brick lean to represent clear heritage benefits and overall the internal alterations proposed are relatively modest. However, we suggest your authority needs to seek further information and justification from the applicant in respect of the proposal to form a new opening between the western front reception room (G3) and the kitchen (G7).

The applicant suggests there may formerly have been communication between these two rooms but at the moment this is only conjecture as no investigation of the fabric has been undertaken. Unhelpfully, no photographs of the two rooms affected have been provided with the application. It is clear from the documentation, however, that this new opening would entail loss of original fabric, and disrupt the historic planform and so in all likelihood cause a degree of harm to the special significance of the building.

Furthermore, the structural report enclosed with the application indicates the farmhouse is in a very poor state of repair and yet the Design and Access statement does not explain the impact of the proposed new opening – in the building's spine wall - on the overall structure. Again, this information and evidence should be provided before any consent is granted.

We draw your attention to the "great weight" paragraph (199) of the NPPF (2021): "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 to paragraph 200 which states that "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". In our view, the proposal to form a new opening within the listed farmhouse has not yet met those key policy tests and we urge you to seek further information and justification from the applicant before determining the application.

We hope these comments will assist.

Yours sincerely,

Anya Lucas

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**Call for new entries – nominate Georgian Heritage at Risk:** We are now gathering entries for the 2023 edition of our Heritage at Risk register. If you would like to nominate any at risk building, structure, or landscape dating from 1700-1837 (either designated or undesignated) please send details to: [atrisk@georgiangroup.org.uk](mailto:atrisk@georgiangroup.org.uk) (deadline: 8 September). Read more here: <https://georgiangroup.org.uk/2023/01/17/heritage-at-risk-2>

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