



**Cherwell**  
DISTRICT COUNCIL  
NORTH OXFORDSHIRE

# NOTICE OF DECISION

## TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) AND PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 (AS AMENDED)

### Name and Address of Agent/Applicant:

Mr Huw Mellor  
Carter Jonas LLP  
Mayfield House  
256 Banbury Road  
Oxford  
OX2 7DE

### Listed Building Determination

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**Date Registered:** 24th June 2022

**Proposal:** 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

**Location:** Stratfield Farm, 374 Oxford Road, Kidlington, OX5 1DL

**Parish(es):** Kidlington

### LISTED BUILDING CONSENT SUBJECT TO CONDITIONS

Cherwell District Council, as Local Planning Authority, hereby **GRANTS** listed building consent for the works described in the above-mentioned application, the accompanying plans and drawings and any clarifying or amending information, **SUBJECT TO THE CONDITIONS SET OUT IN THE ATTACHED SCHEDULE.**

The reason for the imposition of each of the conditions is also set out in the schedule.

Cherwell District Council  
Bodicote House  
Bodicote  
BANBURY  
OX15 4AA

David Peckford  
Assistant Director – Planning and  
Development

**Date of Decision: 10th October 2023**

**Checked by: Caroline Ford**

## SCHEDULE OF CONDITIONS

1. The development and works hereby permitted shall be begun not later than three years from the date of this consent.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out in accordance with the following plans and documents:

### Plans:

219-100 – Site Location Plan  
219-100 Rev B – Existing Site Plan  
219-101 Rev B – Farmhouse Existing Ground Floor Plan  
219-102 Rev B - Farmhouse Existing First Floor Plan  
219-103 Rev A - Farmhouse Existing Elevations  
219-104 Rev A – Farmhouse Existing Elevations  
219-105 Rev A – Existing Elevations A1 Annexe  
219-106 Rev A – Existing Plans A1 Annexe  
219-108 Rev A – Existing Plans Block B and C  
219-109 Rev A – Existing Elevations Block B and C  
219-110 Rev A – Existing Plans Block D  
219-111 Rev A – Existing Elevations Block D  
219-112 Rev A – Existing Plans Block E  
219-113 Rev A – Existing Elevations Block E  
219-114 Rev A – Existing Plans Block F  
219-115 Rev A – Existing Elevations Block F  
219-116 Rev A – Existing Plans Block G and H  
219-117 Rev A – Existing Elevations and Section Block G  
219-118 Rev A – Existing Elevations Block H  
219-200 Rev B – Proposed Site Plan  
219-201 Rev A – Farmhouse Proposed Ground Floor Plan  
219-202 Rev A - Farmhouse Proposed First Floor Plan  
219-203 Rev A - Farmhouse Proposed Elevations  
219-204 Rev A – Farmhouse Proposed Elevations  
219-205 Rev A – Proposed Elevations A1 Annexe  
219-206 Rev A – Proposed Plans A1 Annexe  
219-207 Rev A – Proposed Plans Block B and C  
219-208 Rev A – Proposed Plans Block B and C  
219-209 Rev A – Proposed Elevations Block B and C  
219-210 Rev A – Proposed Ground Floor Plans Block D  
219-211 Rev B – Proposed First Floor Plans Block D  
219-212 Rev A – Proposed Elevations Block D  
219-213 Rev A – Proposed Plans Block E  
219-214 Rev A – Proposed Elevations Block E  
219-215 Rev A – Proposed Plans Block F  
219-216 Rev A – Proposed Elevations Block F  
219-217 Rev A – Proposed Ground Floor Plan Block G  
219-218 Rev A – Proposed First Floor Plan Block G  
219-219 Rev A – Proposed Elevations Block G  
219-220 Rev A – Proposed Sections (Outbuildings)  
219-222 – Proposed Site Section  
219-224 – Proposed Car Port

### Documents:

Statement of Community Involvement produced by Carter Jonas LLP;

Planning Statement by Carter Jonas LLP;  
Design & Access Statement produced by RG&P Architects;  
Archaeological Evaluation by Thames Valley Services;  
Heritage Impact Assessment by Asset Heritage Consulting;  
Stratfield Farmhouse - Method statement for Repairs by James MacKintosh Architects

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with Government guidance contained within the National Planning Policy Framework.

3. Notwithstanding the approved plans, no development shall take place until the following details have been submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved plans. The details shall include the following:

a) A method statement to record areas to be retained and how these will be supported during the rebuilding and alteration work including thermal upgrade, lighting installation, ventilation detail and installation of fire and smoke detection measures.

b) In relation to Stratfield Farmhouse:

- i. Details at a scale of 1:10 and 1:2 or alternative agreed scale for the proposed works including the new opening in the Kitchen, footings, floor repairs, fitted furniture and kitchen units and a condition survey and schedule of window, floors and doors to be repaired and refurbished including specialist joinery information.
- ii. Decoration detail (which should be breathable in nature)
- iii. Method statement in relation to roof repairs and new rooflight details

c) In relation to outbuildings and other curtilage buildings

- i. Details at a scale of 1:10 and 1:2 or alternative agreed scale relating to joinery details for all doors, windows and glazed screens, including recess lintels and cills including high level windows and rooflights
- ii. Samples of new cladding and roofing materials to be used as part of new or refurbished buildings
- iii. Drainage details to be painted cast iron, or heritage aluminium with dimpled paint finish and brackets.

Reason: In order to ensure appropriate detail for the repair and long term future of the historic farmhouse and heritage assets on the site in accordance with saved Policy C18 of the Cherwell Local Plan 1996, Historic England guidance and the aims and objectives of the National Planning Policy Framework.

## PLANNING NOTES

1. **Conditions** – the applicant’s attention is drawn to the need to comply with all conditions imposed on this permission. Failure to do so could result in the council serving a breach of condition notice against which there is no right of appeal.

Under the Town and Country Planning (Fees for Applications, Deemed Application, Requests and Site Visits) (England) Regulation 2012 there is a fee payable each time you make a request to discharge any of the conditions attached to this permission. You can apply to discharge more than one condition at the same time. At the time of this decision the fee is £34 per request for householder development and £116 per request in all other cases. The fee may be more when you come to apply for the discharge of condition if the Regulations have been amended. The fee is payable when you submit the details to discharge the condition(s). The Council has ‘1app’ forms for such applications, but their use is not mandatory.

There is no fee for the discharge of conditions on listed building consents.

**The Council has eight weeks to respond to applications to discharge conditions, so you will need to make your application in good time before commencing development.**

2. **Material Samples** – please note that where any of the above conditions require the approval of materials, material samples are no longer accepted at the Council offices and should in the first instance be left on the application site for the relevant case officer to view and assess in context with its surroundings. Material samples and sample panels should be placed/erected on the site before an application to discharge that condition(s) is submitted.

Should leaving samples on site be impractical then arrangements should be made with the relevant case officer to view samples on site.

## **STATEMENT OF ENGAGEMENT**

In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) and paragraph 38 of the National Planning Policy Framework, the Council has worked positively, creatively and proactively to determine this application within the agreed timescales, having worked with the applicant/agent where necessary and possible within the scope of the application (as set on in the case officer's report) to resolve any concerns that have arisen, in the interests of achieving more appropriate and sustainable development proposals. Consent has been granted accordingly.

The case officer's report and recommendation in respect of this application is available to view online at: <http://www.cherwell.gov.uk/viewplanningapp>. The agenda, minutes and webcast recording of the Planning Committee meeting at which this application was determined are also available to view online at: <http://modgov.cherwell.gov.uk/ieListMeetings.aspx?CId=117&Year=0>



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#### NOTES TO THE APPLICANT

##### TIME LIMITS FOR APPLICATIONS

By virtue of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Regulation 12 and Schedule 3 of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, listed building and conservation area consents are subject to time limits. If a condition imposing a time limit has been expressly included as part of the consent, then that condition must be observed.

If listed building consent or conservation area consent is granted without such a condition, then it shall be deemed to have been granted subject to the condition that the works to which it relates shall be begun not later than the expiration of three years from the date on which consent was granted.

This does not apply to any consent for the retention of works granted under Section 8(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which authorises such works only from the date of the grant of that consent.

##### OTHER NECESSARY CONSENTS

This document only conveys listed building consent or conservation area consent for the works the subject of the application, and you must also comply with all the bye-laws, regulations and statutory provisions in force in the District and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

In particular you are reminded of the following matters:

- The need in appropriate cases to obtain planning permission for the proposed works.
- Data supplied by the National Radiological Protection Board (NRPB) and the British Geological Survey (BGS) suggests that the site of this application falls within an area which is potentially at risk from radon. This may require protective measures in order to comply with the Building Regulations if your consent relates to a new dwelling or house extension. Further advice on whether protective measures are required under the Building Regulations can be obtained by contacting the Building Control Manager on 01295 227006 or E-mail at [building.control@cherwell-dc.gov.uk](mailto:building.control@cherwell-dc.gov.uk)
- The need in appropriate cases to obtain approval under the Building Regulations. **The Building Regulations may be applicable to this proposal. The Building Regulations may be applicable to this proposal. You are therefore advised to contact the District Council's Building Control Manager before starting work on site - Telephone: 01295 227006. Email: [Building.Control@Cherwell-dc.gov.uk](mailto:Building.Control@Cherwell-dc.gov.uk)**
- The need to make any appropriate arrangements under the Highways Act in respect of any works within the limits of a public highway. The address of the Highway Authority is Oxfordshire County Council, Speedwell House, Speedwell Street, Oxford, OX1 1NE.
- It is the responsibility of the applicant to ascertain whether his/her development requires any of the above consents or approvals.

## **APPEALS TO THE SECRETARY OF STATE**

If you are aggrieved by the decision of the Local Planning Authority to grant consent subject to conditions, you can appeal to the First Secretary of State in accordance with Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

If you wish to appeal, then you must do so within six months of the date of this notice. Forms can be obtained from the **Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Tel 0303 444 5000.**

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

## **PURCHASE NOTICES**

If listed building consent or conservation area consent is granted subject to conditions, whether by the Local Planning Authority or by the First Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he/she may serve on the District Council a purchase notice requiring the Council to purchase his/her interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

## **COMPENSATION**

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in the Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.