

<b>Application number(s):</b>	22/02767/DISC
<b>Application site:</b>	Mawles Farm, Main Street, Sibford Gower, Banbury, OX15 5RW
<b>Proposal:</b>	Discharge of Condition 3 (door, window & rooflight details) of 21/02409/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 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:
- \_\_\_\_\_ a) grade II listed buildings, or grade II registered parks or gardens, should be

exceptional;

b) 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 discharge of conditions application is pursuant to planning application 21/02409/F relating to Mawles Farmhouse, Main Street, Sibford Gower.

The site lies in a prominent location at the crossroads of the village, within the Sibford Gower Conservation Area. The crossroads is characterised by a tightly defined building line with stone

walls featuring minimal openings. Along Main Street, walls set to back of pavement and the narrow road width reinforce the sense of enclosure.

Mawles Farm has been identified in the Conservation Area Character Appraisal as being a non-designated heritage asset. Grade II listed buildings, Carters Yard and Gower's Close, face the southern elevation of Mawles Farm across Main Street.

#### Appraisal (250 words)

Condition 3 of Planning Application REF: 21/02409/F states the following:

***Notwithstanding the details submitted, prior to the installation of any new doors, windows or rooflights within the development full details of the doors, windows and rooflights hereby approved, at a scale of 1:5 including a cross section, cill, lintel and recess detail and colour/finish, shall be submitted to and approved in writing by the Local Planning Authority. The doors and windows shall be installed within the building in full accordance with the approved details and shall be retained as such thereafter.***

The submitted details are in line with the approved plans and sufficient to discharge Condition 3 pursuant to planning application REF 21/02409/F. There will be no harm to the significance of the non-designated heritage asset, setting of Grade II listed buildings or the character and appearance of the Sibford Gower Conservation Area as a result of these proposals.

#### Level of harm

No Harm

Less than Substantial Harm

Substantial Harm

#### Public Benefit (NPPG)

Yes

No

#### Comments

No objections are raised. The submitted details are in line with the approved plans and sufficient to discharge Condition 3 (door, window & rooflight details) pursuant to planning application REF 21/02409/F. There will be no harm to the significance of the non-designated heritage asset, setting of Grade II listed buildings or the character and appearance of the Sibford Gower Conservation Area as a result of these proposals.

#### Recommendation

No objections

Objections

Engage in preapp

**Suggested Conditions**

N/A

**Conservation  
Officer:**

Bridget Pereira

**Date:** 3/11/2022