

<b>Application number(s):</b>	22/02908/F
<b>Application site:</b>	Mawles Farmhouse, Main Street, Sibford Gower, Banbury, OX15 5RW
<b>Proposal:</b>	Creation of a pedestrian gate within existing boundary wall and associated partial demolition (to form door opening) and hard landscaping

<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.
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**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

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#### 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.

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#### Significance (50 words)

The application relates to a section of the existing rubble stone boundary wall to Mawles Farmhouse, Main Street, Sibford Gower. The wall appears to have been infilled at various points- Hills OS Map, 1885- 1903, shows what appears to be a previous opening in the existing wall leading into the farmyard area. By 1922 the original wall appears to have been lost, after which it is thought to have been rebuilt in its present form.

The site lies within the Sibford Gower Conservation Area. Mawles Farm is noted in the Conservation Character Appraisal as being a non-designated heritage asset. Main Street is characterised by sense of enclosure created by rubble stone walls without significant openings set at back of pavement and the narrow road width.

Grade II listed buildings, Carters Yard and Gower's Close, face the south elevation of Mawles Farm across Main Street.

#### Appraisal (250 words)

No objections are raised to the principle of creating a pedestrian opening and gate to the existing wall. Although there will be some loss of historic fabric as a result of the proposals, the opening will be modest, thereby ensuring that the overall sense of enclosure is maintained along Main Street and it is thought that the wall itself has historically been subject to adaptation and change. However, no information has been submitted pertaining to the design of the new gate. As such, the submission of this information should be conditioned accordingly. The section of the wall should be dismantled by hand and the stone reused in creation of the reveals with any supplementary stone being of the same type, texture, colour and appearance as the stone on the existing wall. The stonework shall be laid, dressed and coursed, and with coping, to match that of the existing wall.

#### Level of harm

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No Harm

☐

Less than Substantial  
Harm

☐

Substantial Harm

#### Public Benefit (NPPG)

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Yes

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No

#### Comments

I have no objection to the proposals in principle. The proposed works are modest in scale and will not cause harm to the setting of nearby listed buildings, or the significance of the non-designated heritage asset and preserve the character and appearance of the conservation area

However, no details of the proposed gate have been submitted as part of this application. As such, I would strongly advise conditioning the submission of this information accordingly. A simple timber ledged and braced door or similar without any openings to match others found within the conservation area would be deemed acceptable, to ensure that a sense of enclosure is maintained along Main Street. The relevant section of the wall should be dismantled by hand and the stone reused in creation of the reveals with any supplementary stone being of the same type, texture,

colour and appearance as the stone on the existing wall. The stonework shall be laid, dressed and coursed, and with coping, to match that of the existing wall.

### Recommendation

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No objections

☐

Objections

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Engage in preapp

### Suggested Conditions

If minded to approve, I would recommend attaching suitably worded conditions to cover the following:

The submission of 1:20 (or larger) details with 1:5 (or larger) sections showing the proposed gate (including materials and finish) and gate opening including, lintel, frame and reveals.

The relevant section of the wall must be dismantled by hand.

The existing stone should be reused in creation of the reveals with any supplementary stone being of the same type, texture, colour and appearance as the stone on the existing wall. The stonework shall be laid, dressed and coursed, and with coping, to match that of the existing wall.

**Conservation  
Officer:**

Bridget Pereira

**Date:** 31/10/2022