

Application number(s):	22/03033/F
Application site:	The Stables, College Farm, Main Street, Wendlebury
Proposal:	The conversion and infill extension of equestrian stables to create a single dwelling

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|--------------------------|-----------------|--------------------------|-------------------|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Listed Building | <input type="checkbox"/> | Conservation Area | <input checked="" type="checkbox"/> | Setting of a Listed Building |
| <input type="checkbox"/> | Grade I | <input type="checkbox"/> | Grade II* | <input checked="" 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)

The building is on land associated with College Farm (a grade II listed farmhouse of early 18th century date) and impacts on the wider setting of the listed building. College Farmhouse itself is situated on the road at some distance from the stable building, but the separately listed (grade II) historic stable block is in close proximity. The existing stables building was constructed following consent granted in 2014 and is therefore not curtilage listed.

The area originally had some agricultural buildings on the site including a silo. This would suggest that it formed part of the agricultural holding relating to the farmhouse. It is likely the stables were close to the farmhouse as the horses would have been some of the most valuable assets on the farm and required close security. The storage of the produce could only be accessed passed the farmhouse and stables also providing a further element of security.

The existing stable block was granted consent in 2014 and is a large single storey building on three side in typical design for a modern stable yard.

Wendlebury is not a conservation area.

Appraisal (250 words)

There has been a previous application for conversion of these buildings made in 2021 which was withdrawn following objections received in part from the conservation team.

That application differed in as much as a two-storey element was included however, the main objections remains that 1) increased number of openings, 2) the impact of domestic paraphernalia amenity space associated with the proposed building and 4) is set close to original grade II listed stables and is set outside the historic village building line.

It is considered therefore to have a detrimental impact on the wider setting of College Farmhouse and the listed stable block to the rear of listed farmhouse.

Level of harm

No Harm

Less than Substantial Harm

Substantial Harm

Public Benefit (NPPG)

Yes

No

Comments

There is a small amount of public benefit of providing additional housing in the district but it does not outweigh the detriment to the wider setting of the two grade II listed buildings that the proposals will have.

Recommendation

No objections

Objections

Engage in preapp

Suggested Conditions

Conservation Officer: Rosie. Burton

Date: 07/11/2022