

<b>Application number(s):</b>	22/03308/LB
<b>Application site:</b>	Outbuilding Approximately 5 Metres East Of The North Arms Inn Mills Lane Wroxton
<b>Proposal:</b>	Conversion of existing outbuilding to ground floor garage with first floor ancillary accommodation

<input checked="" 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 checked="" type="checkbox"/>	Setting of Grade II* Registered Historic Park and Garden (Wroxton Abbey)	<input checked="" type="checkbox"/>	Grade II

### Policies

#### **Cherwell Local Plan 2011-2031 (2015)**

<b>X</b>	<p><b>Policy ESD15</b> 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. Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation Be compatible with up to date urban design principles, including Building for Life, and achieve Secured by Design accreditation Consider sustainable design and layout at the masterplanning stage of design, where building orientation and the impact of microclimate can be considered within the layout Incorporate energy efficient design and sustainable construction techniques, whilst ensuring that the aesthetic implications of green technology are appropriate to the context (also see Policies ESD 1 - 5 on climate change and renewable energy) Integrate and enhance green infrastructure and incorporate biodiversity enhancement features where possible (see Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment and Policy ESD 17 Green Infrastructure ). Well designed landscape schemes should be an integral part of development proposals to support improvements to biodiversity, the micro climate, and air pollution and provide attractive places that improve people's health and sense of vitality Use locally sourced sustainable materials where possible.</p>
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#### **Cherwell Local Plan 1996 Saved Policies**

<b>X</b>	<p><b>C18</b> 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.</p>
<b>X</b>	<p><b>C23</b> Presumption in favour of retaining positive features within a Conservation Area.</p>
<b>X</b>	<p><b>C28</b> 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.</p>

#### **NPPF – Chapter 16**

<b>X</b>	<p><b>Paragraph 194.</b> In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.</p>
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**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

Historic England's Statements of Heritage Significance: Analysing Significance in Heritage Assets  
Historic England Advice Note 12  
Historic England's Conservation Principles, Policies and Guidance 2008  
Wroxton Conservation Area Appraisal

#### 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

##### List descriptions:

*"WROXTON MILLS LANE SP4040-4140 (East side) 10/243 Outbuilding approx. 5m E of 08/12/55 the North Arms Public House (Formerly listed as The North Arms Public House and outbuilding) GV II Stable now outbuilding. C18. Coursed, squared ironstone with corrugated iron roof. C20 doors with stone lintel. 2-light wood casement to left with wood lintel. Loft door above entrance. Nesting boxes. Interior not inspected. Included for group value. Listing NGR: SP4149441778" First listed 08.12.1955, most recent amendment 20.09.1988*

<https://historicengland.org.uk/listing/the-list/list-entry/1046788?section=official-list-entry>

*WROXTON MILLS LANE SP4040-4140 (East side) 10/242 The North Arms Public House 08/12/55 (Formerly listed as The North Arms Public House and outbuilding) GV II House and cottage now public house. Late C17 with early C19 refacing to left part. Ironstone ashlar and coursed ironstone rubble. Steeply pitched thatched roofs with renewed brick ridge and end stacks. 2-unit plan plus two single-unit parts on right. Main building, 2 storeys plus attic, the rest single storey plus attic. 4-window range altogether. 4 entrances have renewed plank doors with stone flat arches or wood lintels. Main part has 2, imitation wood mullioned and*

*transomed windows on the ground floor and 2 originally 3-light wood mullioned and transomed windows on the first floor, with renewed wood casements. Two roof dormers have 3-light wood casements. Stone coped gable on left with moulded kneeler. Arris on left chamfered up to first floor left. Sundial above doorway. Right part has renewed casements and an imitation stone mullioned and transomed window with chamfered wood lintels. Interior has fireplace with bressumer and chamfered beams. (VCH: Oxfordshire: Vol IX, p171) Listing NGR: SP4146841782" First listed 08.12.1955, most recent amendment 20.09.1988*  
<https://historicengland.org.uk/listing/the-list/list-entry/1185033>

A combined D&A/Heritage Statement was submitted with this application. Looking at the planning history there was a more extensive Heritage Assessment undertaken for 19/01149/LB.

The finely jointed Marlstone outbuilding dates to the 18<sup>th</sup> C, and there is evidence the central part of the first floor was rebuilt. The plan form remains largely unaltered although we have lost the original roof which is now of corrugated material on 20<sup>th</sup> C timbers. Several openings at ground and first floor have been altered. The 6No nest boxes to the west elevation are particularly pleasing, 3No are locate to the north bay, and 3No to the south bay. There is a pair of 20<sup>th</sup> C timber doors to the central bay beneath a concrete lintel which worryingly does not appear to be supported to the south jamb but must rely on the steel I-beam below. A pitching hole/loft opening which is now missing the vertically boarded door on 19<sup>th</sup>C hinges which was intact in 2019 lies above the double doors. To the left of the central doors is a flush symmetrical timber casement window, each leaf is divided into two panes, beneath a timber lintel which was once a stable door. To the right is a further window beneath a timber lintel which has been blocked. There is a further blocked opening to both gables. Inside, part of the historic floor is intact, there are also timber boards over a pit which relates to the period when it was used as a garage. There is a historic timber stall in place dividing the south bay from the central bay. Whilst the first floor boards have been lost, the floor beams survive. Adjoining the main outbuilding are single storeyed outbuildings.

<https://historicengland.org.uk/advice/hpg/has/listed-buildings/>

#### Appraisal (250 words)

I visited the site and met with the Agent on 20.01.2023.

#### **The proposals:**

Listed Building Consent was granted for the conversion of the outbuilding to a function room, but this was not enacted.

The current proposals look to create a 2-bed flat at first floor, ancillary to the main dwelling. The ground floor would be used as a garage, and I have already commented that traditional timber doors on pintles could add a little more width for a car to pass than doors set in a timber frame. Revised elevations have been submitted but the proposed plan has not been updated as this still shows 4 rooflights rather than the 3 shown on the elevation, and it still shows the pitching hole above the double doors to be widened. The proposed drawings do not identify the bat loft, what is to happen to the ground floor finishes, or how the thermal envelope of the building would be upgraded.

#### **I am generally supportive of the proposals but we need the following prior to determining the application:**

- The plan to be updated in line with the elevations, and the extent of the bat loft identified prior to issuing any approval.
- Sections through and across the building should be submitted to check head heights , and the extent of the bat loft identified prior to issuing any approval.
- I note that a SS flue is proposed, does the height/distance to the roofslope comply with Building Regs? We need to assess the actual impact this would have on the listed building, its setting, and views from the conservation area.

#### **We need the following now or alternatively these could be added as conditions to any consent:**

- We need to see an indicative thickness for wall insulation. This should be of breathable traditional construction. Details of which can be conditioned.
- The historic floor should be recorded, lifted, stored under cover and off the ground, before being reinstated. If a new floor is to be laid we recommend trial holes are dug to inform the depth of the wall footings in various locations. This will inform the new floor make up. We would expect the new floor to

be of limecrete, Ty-Mawr have a standard detail and another for radon areas (I don't know if Radon is an issue in Wroxton), we recommend engaging with their technical department.

- We will need details of the bat loft, roof insulation and any roofing membrane – I expect this will need to be a Type 1F bituminous felt. Details of which can be conditioned.
- Conservation rooflights should be modest in size, be stop hung, with a central glazing bar. Flashings should be neat and symmetrical.
- We will need joinery details for windows/doors including how they sit within the walls. We will also need appropriate details for a barn conversion in terms of how the cills of windows are to be treated. Doors thresholds should be flush, or close to flush with subtle slot drains. Details of which can be conditioned.
- We will need joinery details for the proposed stair. Details of which can be conditioned.
- We will need details of rainwater goods, these should be painted cast iron. Details of which can be conditioned.
- We will need samples of the proposed slate, Welsh slate is recommended for this listed outbuilding. The ridge should be a Staffordshire blue tile. Details of which can be conditioned.
- Verge and eaves should be traditional. Details of which can be conditioned.
- Masonry Repairs and repointing should match the original masonry which has tight lime joints. Samples can be conditioned.
- We need details of services - drainage and ventilation. Cotswold DC have a stone vent detail which is quite subtle and preferred to cast iron vents – see <https://www.cotswold.gov.uk/media/jgsfso1l/ventilators-air-bricks-and-vents-cotswold-district-council-2011.doc>. SVPs can reduce in size but we would need to agree how they are terminated.
- SS flue if considered acceptable – see above, would this be painted matt black?
- Stall to be retained as part of the building ideally, or recorded and relocated to the adjacent outbuildings.
- The missing loft door should be located and the hinges reused.

**Level of harm**

No Harm

Less than Substantial Harm

Substantial Harm

**Public Benefit (NPPG)**

Yes

No

**Comments**

See comments above.

**Recommendation**

No objections to elements of the proposals as submitted but we need to review revised plans, sections and the flue position and height – see comments above prior to determining the application

Objections to elements of the proposals as submitted

Engage in further preapp for the proposed alterations and scope of repairs

**Suggested Conditions –**

See comments above.

**Conservation Officer:** Joyce Christie

**Date:** 09.03.2023