

Application number(s):	23/01997/F
Application site:	Villiers Park House, School Lane, Middleton Stoney, Bicester OX25 4AW
Proposal:	Detached garage with one bedroom Annexe in roof space for the incidental use of the property owner.

<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)

<input checked="" type="checkbox"/>	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

<input checked="" type="checkbox"/>	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.
-------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<input type="checkbox"/>	C23 Presumption in favour of retaining positive features within a Conservation Area.
--------------------------	---------------------------------------------------------------------------------------------

<input type="checkbox"/>	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

<input checked="" type="checkbox"/>	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.
-------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<input checked="" type="checkbox"/>	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: <ul style="list-style-type: none"> 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)

Villiers Park House is an unlisted building located to the southeast of grade II listed The Corner House and to the northwest of grade II listed Gate lodge and entrance screen to Middleton Park.

The list description for Gate Lodge and entrance screen to Middleton Park is as follows:

‘Gate lodge and entrance screen. Lodge 1805 by Blore; screen possibly by Thomas Cundy, who altered the mansion 1806-7. Coursed squared limestone and ashlar; Welsh-slate roof. 2-shaped plan. Single storey. Two wings, each with simplified pilasters supporting shallow triangular pediments, enclose a flat-roofed loggia with Doric columns sheltering the double-leaf panelled entrance door. Ends of the wings contain 6-pane sashes and there is a similar wing to rear of left wing. Entrance screen has 4 large heavily-rusticated ashlar piers with C19 cast-iron gates, the outer pair supporting ornamental urns with leopard handles. Rubble flanking walls curve outwards to plain ashlar piers. Interior not inspected.’

The list description for The Corner House is as follows:

'House. Mid C18. Coursed squared limestone and rubble; concrete plain-tile roof with brick gable stacks. Probable central-stair plan with rear outshut. 2 storeys plus attics. Symmetrical 3-window front has a central 4-panel door in a C19 trellis porch and has 12-pane sashes with stone flat arches to all windows. Roof has 2 hipped roof dormers. County fire-insurance plaque on front wall. Sides and rear are of random rubble. Interior not inspected.'

Appraisal (250 words)

It is proposed to erect a detached garage with one bedroom Annexe in roof space to the southeast of Villiers Park House.

Due to the existing screening, comprising built form, and the distance between the application site and the listed buildings, there would not be any inter-visibility between the heritage assets and the proposal and as such the setting of the listed buildings would be preserved.

Level of harm

No Harm

Less than Substantial Harm

Substantial Harm

Public Benefit (NPPG)

Yes

No

Comments

The public benefits are for the case officer to balance in-line with the NPPF.

Recommendation

No objections

Objections

Engage in preapp

Suggested Conditions

N/A

Conservation Officer: L. Crouch

Date: 13/10/2023