

**Cedar Lodge, North Side, Steeple Aston, OX25
4SE**

23/02834/LB

Case Officer: Shona King

Recommendation: Approve

Applicant: Mr and Mrs Alex and Frances Pasteur

Proposal: Repairs, refurbishment and alterations to existing stone/brick outbuildings to provide pool plant room and changing facilities

Expiry Date: 7 December 2023

Extension of Time: No

1. APPLICATION SITE AND SUMMARY OF SIGNIFICANCE

1.1. Cedar Lodge is a detached Grade II listed dwelling situated to the north of the village of Steeple Aston, in the designated conservation area. Other Grade II listed buildings are situated to the north and west of the site.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

2.1. Listed building consent is sought for various internal and external works to a range of outbuildings to provide a pool plant room and changing facilities. The works involve the conversion and extension of existing outbuildings to the west of the dwelling within the garden of the property. As part of the development an open fronted section is to be replaced with a fully glazed structure and the existing glasshouse replaced.

2.2. A concurrent application for planning permission is being considered – 23/02833/F refers.

3. RELEVANT PLANNING HISTORY

3.1. The following planning history is considered relevant to the current proposal:

23/00462/F - Construction of swimming pool with associated works. Approved

4. PRE-APPLICATION DISCUSSIONS

4.1. No pre-application discussions have taken place with regard to this proposal.

5. RESPONSE TO PUBLICITY

5.1. This application has been publicised by way of a Site Notice displayed near the site and by advertisement in the local newspaper. The overall final date for comments was **9 November 2023**.

5.2. No comments have been raised by third parties.

6. RESPONSE TO CONSULTATION

6.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

PARISH/TOWN COUNCIL AND NEIGHBOURHOOD FORUMS

6.2. STEEPLE ASTON PARISH COUNCIL: No comment to date

OTHER CONSULTEES

6.3. CONSERVATION OFFICER:

Impact on listed building, Steeple Aston Conservation Area and setting of Cedar Cottage

- No objections are raised to the principle of development subject to the submission of further details and requested points of clarification, as set out below.
- We welcome the submission of indicative drawings of windows and doors, however existing and proposed scale drawings of all windows and doors to be replaced or installed are required. We would be happy for the submission of this information to be conditioned as part of any forthcoming approval.

Dismantling and removing the post 1974 workshop and rebuilding as a glazed structure as a garden lounge and entrance through to the approved pool

- No objections are raised to the proposals to dismantle and remove the post 1974 workshop.
- No objections are raised to the proposed replacement structure, subject to the submission of further details including detail drawings and sections at a scale of 1:20 (or larger) with 1:5 sections (or larger), of proposed roof, eaves/ verge, rainwater goods, doors and windows. In addition, a sample panel of proposed brickwork (showing brick type, brick bond and mortar specification) should be agreed in writing by the LPA prior to the relevant phase of works. Any proposed windows and doors must be slimline with minimal section sizes.

Linking this through into the southern end of the post 1954 stable range and converting the last stall into a plant and shower and change room

- No objections are raised to the proposed roof works. However, the submission of a slate sample (slate required to make up any shortfall) will be required with supporting technical specifications.
- Further details are required of the proposed new opening and steps to plant room.

Restoring the green house including the retention and use of the plunge pool as a lily pond, installing a shower change room to the western end

- We welcome proposals to restore the green house and former plunge pool. Samples are required of the proposed brick type intended to make up the shortfall for the brick plinth. The bond, pointing profile and mortar must be to match existing and a brick sample panel must be agreed in writing by the LPA prior to the relevant phase of works.

Upgrading the existing ancillary residential accommodation in the former coach house and stable ranges to meet current safety and weather insulation standards, and current living standards. Works include installing a compliant replacement staircase, roof insulation, replacing existing casements with matching slimline double-glazing casements, inner glazing to door openings, installing a shower room, upgrading kitchen

- No objections are raised to the loss of existing staircase which is not of any architectural or historic significance.

- Supporting justification is required for the proposed removal and replacement of any existing historic windows with slimline double-glazed casements.
- Further details are required of the inner glazing to door openings including detail drawings and sections.

7. RELEVANT PLANNING POLICY AND GUIDANCE

7.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

7.2. The Cherwell Local Plan 2011-2031 - Part 1 (CLP 2015) was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The CLP 2015 replaced a number of the 'saved' policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. The relevant planning policies of Cherwell District's statutory Development Plan are set out below:

CHERWELL LOCAL PLAN 2011 - 2031 PART 1 (CLP 2015)

- ESD15 - The Character of the Built and Historic Environment

CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- C18 – Development proposals affecting a listed building

MID-CHERWELL NEIGHBOURHOOD DEVELOPMENT PLAN 2018-2031 POLICIES:

- PD5 – Building and Site Design
New development should be designed to a high standard which responds to the distinctive character of the settlement and reflects the guidelines and principles set out within the Heritage and Character Assessment. Further, proposals should wherever possible include appropriate landscape mitigation measures to reduce the impact of the built form and ensure that development is in keeping with the existing rural character of the village and development affecting existing traditional stone walls should identify them on proposals drawings, and wherever possible retain and/or repair them using traditional techniques and materials. (See page 35)

7.3. Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Managing Significance in Decision-Taking in the Historic Environment: Historic England Good Practice (2015)
- The Setting of Heritage Assets: Historic England Good Practice (2015)

8. APPRAISAL

8.1. The key issue for consideration in this case is the impact on the historic significance and setting of the listed building(s).

8.2. Section 16(2) of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that: *In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State 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.* Further, under Section 72(1) of the same Act the Local Planning Authority has a statutory duty to pay

special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

- 8.3. Listed Buildings and Conservation Areas are designated heritage assets, and Paragraph 201 of the NPPF states that: *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.*
- 8.4. Paragraph 205 of the NPPF directs that: *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.* Policy ESD15 of the CLP 2015 echoes this guidance.
- 8.5. Cedar Lodge comprises a Grade II listed 18th-century house of limestone and marlstone rubble with Stonesfield slate and Welsh slate roof and brick stacks over. Cedar Lodge is located in the setting of several listed buildings, including Cedar Cottage. Cedar Lodge was the home of novelist, Iris Murdoch, for many years. The proposed works include internal alterations to the existing outbuildings as well as alterations to the exterior and the replacement of a dilapidated lean-to glass house.
- 8.6. No objections are raised to the dismantling and removing the post-1974 workshop and rebuilding as a glazed structure as a garden lounge and entrance through to the approved pool subject to conditions relating to the submission of further details of the proposed roof/eaves/verge, rainwater goods, doors and windows. A sample panel of brick would also need to be conditioned.
- 8.7. Further details are required for the proposed new opening and steps to the plant room in the creation of the link into the southern end of the stable range and the conversion of the last stall into the plant and shower room. These can reasonably be secured through a condition of any consent given. Any additional slates are also required by condition.
- 8.8. The restoration of the glass house and former plunge pool is welcomed as these are in a very poor state of repair. Samples of the proposed brick are required to ensure that the works respect the character of the building.
- 8.8. The works within the former coach house and stable ranges are considered to be acceptable. The removal of the existing staircase would not result in detriment to the listed building as it is not of any historical significance. Details of the joinery and pipe runs are conditioned.
- 8.9. Overall, therefore, subject to conditions as recommended by the Conservation Officer, it is considered that the development would not result in any significant detriment to the character or architectural integrity of the Grade II listed buildings and complies with Policy ESD 15 of the CLP 2015, saved Policy C18 of the CLP 1996 and Government guidance within the NPPF.

9. RECOMMENDATION

That consent is granted, subject to the following conditions:

1. The works to which this consent relates shall be begun not later than the expiration of three years beginning with the date of this consent.

Reason - To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the information contained within the application form and the following approved plans and documents:
 - Site Location Plan, 01, 02, 03, 04, 05, 06, 07, 08, 09, 10 and 11.
 - Design and Access Statement, Outline Schedule of Work, Heritage Impact Assessment, Ecology Surveys (Protected Species)

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.

3. Prior to the re-roofing works hereby approved, samples of the slate to be used to make up any shortfall shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the samples so approved.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

4. Prior to any demolition works hereby approved, a brick sample panel to demonstrate brick type, colour, texture, face bond, mortar and pointing profile (minimum 1m² in size) of the structures and the brick plinth of the restored greenhouse shall be constructed on site, inspected and approved in writing by the Local Planning Authority. Thereafter, the external walls of the development shall be constructed in strict accordance with the approved brick sample panel.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

5. Notwithstanding the details submitted, no glazing to any window openings shall be replaced unless and until a justification for the replacement of the window with slimline double-glazed units for each historic window to be replaced has been submitted to and approved in writing by the Local Planning Authority. The windows shall be replaced strictly in accordance with the approved details.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

6. Notwithstanding the indicative drawings submitted with the application, no doors windows or rooflights or inner glazing to doors shall be replaced installed or added unless and until full details of each replacement door, window, rooflight and glazing to doors hereby approved, at a scale of 1:20 including cross sections at scale 1:5, cill, lintel and recess detail and colour/finish, have been submitted to and

approved in writing by the Local Planning Authority. Thereafter the doors and windows shall be installed within the building strictly in accordance with the approved details.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

7. Prior to the creation of the new opening between the shower/plant room and the garden lounge hereby approved, full details of the proposed opening and steps between the shower/plant room and the garden lounge hereby approved, at a scale of 1:20 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 and steps shall not be installed other than in strict accordance with the approved details.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

8. Prior to the installation of new rainwater goods details of the proposed rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework

9. Prior to the construction of the glazed link full details and sections at a scale of 1:20 with 1:5 sections of the proposed roof, eaves and verges shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework

10. Prior to the upgrading works to the former coach house and stables range full details of pipe runs shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework

Case Officer: Shona King

DATE: 6 February 2024

Checked By: Nathanael Stock

DATE: 13.02.2024