

<b>Application number(s):</b>	24/00613/F
<b>Application site:</b>	The Pheasant Pluckers Inn, Burdrop, Oxfordshire, OX15 5RQ
<b>Proposal:</b>	Amended design to 16/01525/F - Erection of a single storey building providing 3 no en-suite letting rooms amended to three bedroom cottage for holiday let.

<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 checked="" type="checkbox"/>	Grade II

### Policies

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

<input checked="" type="checkbox"/>	<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.
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#### **Cherwell Local Plan 1996 Saved Policies**

<input checked="" type="checkbox"/>	<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.
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<input checked="" type="checkbox"/>	<b>C23</b> Presumption in favour of retaining positive features within a Conservation Area.
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<input checked="" type="checkbox"/>	<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.
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#### **NPPF – Chapter 16**

<input checked="" type="checkbox"/>	<b>Paragraph 205.</b> 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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<input checked="" type="checkbox"/>	<b>Paragraph 206.</b> 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"> <li>a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;</li> <li>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.</li> </ul>
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**Paragraph 207.** 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 208.** 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 209.** 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**

**Setting of Listed Buildings HE 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.

**Section 66.** In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, 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.

#### **Significance (50 words)**

The site contains a public house building that is located within the conservation area and identified in the conservation area appraisal as a local heritage asset. To the east is a grade II Listed Building Barn Close which is a late 17<sup>th</sup> Century Building. The site has a prominent position in the street scene and therefore its significance is the contribution it makes to the conservation area as a local heritage asset.

#### **Appraisal (250 words)**

It is accepted that there is a previous permission on the site for a building to contain 3 bedrooms associated with the public house and therefore with regards to the concern that the space/gap between the existing buildings will be diminished this proposal is not considered to be notably different. The proposed building is bigger than that permitted previously however it is considered that from within the street scene this building although slightly higher will appear shorter and will retain a separation between it and the holiday cottage (Old Barn).

The building is L shaped in floor plan and is designed to appear as a barn conversion or outbuilding. The use of varied materials will mean that the wing protruding south will appear subservient akin to a stable attached to a barn. Subject to the use of appropriate materials and detailing, the proposal is now considered to be more in keeping with the character of the surrounding buildings and therefore does not appear overly prominent.

On balance it is considered that the proposal will not detract from or result in harm to the significance of the Listed Building or non-designated heritage asset. Furthermore the proposal is not considered to alter the character of the conservation area in a harmful way as a result of the proposed design or size of the building.

#### Level of harm

No Harm

Less than Substantial Harm

Substantial Harm

#### Public Benefit (NPPG)

Yes

No

#### Comments

There are no considered to be any notable heritage benefits however in its current form the proposal is not considered to be harmful. The potential public benefit of the proposal is for the planning officer to consider.

#### Recommendation

No objections

Objections

Engage in preapp

#### Suggested Conditions

- Materials
- Windows and door (joinery details)
- Details of rooflights (conservation type)
- Rainwater good (cast iron or cast aluminium)

**Conservation Officer:** Emma Harrison

**Date:** 31/07/2024