

projecting the roof beyond the glazing, or timber louvred screens could be added. The existing roof itself is of low pitch and this might lend itself to a traditional corrugated roof that one might see on a farm outbuilding, these roofs are also good for rain harvesting. Alternatively we would not object to a natural slate roof to match the house.



**Boundaries:**

Works to the boundaries: - maintenance work to the existing stone walls - new timber entrance gates to the driveway. We would need to agree the matching stone and ask for a sample for the repairs. We would need details for the new entrance gates.

**Level of harm**

Elements of the proposals would cause significant but less than substantial harm to the listed pair of cottages but there is no public benefit in terms of the NPPG and NPPF to outweigh this harm.

There are repairs and the replacement of modern windows/doors which would be welcomed subject to details.

**Policies:**

**Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended):**

states that *'in considering whether to grant planning permission for development which affects a listed building or its setting, 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'*. Likewise **Section 72** of the same Act states that in considering proposals for development in a Conservation Area, *'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'*.

**Cherwell Local Plan 2011-2031: Adopted Document (July 2015) (As amended) Policy ESD15:**

*'Conserve, sustain or enhance designated 'heritage assets' (as defined in the NPPF) including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated in accordance with advice in the NPPF', and 'Respect the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale and massing of buildings.'*

**Cherwell Local Plan 1996:**

*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. – See C33.*

*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.'*

**National Planning Policy Guidance NPPG:**

Plan Making: the Historic Environment.

Describes public benefits as *'anything that delivers economic, social or environmental progress.'*