

G Andreassen,
Rosemary Cottage,
North Aston
Somerton Road
OX25 6HX
Bicester

15. Januar 2026

Reference: **25/02926/LB**

Design and access statement/Heritage statement.

Impact on special historic architectural interest of the listed building.

Context:

This application affects Grade II listed Rosemary Cottage (Designated 1989) within North Aston Conservation Area. The building originated as a couple of farm workers cottages and outbuildings, organically grown and altered over centuries. The property is set in the centre of North Aston, set back from the road and largely obscured from view given the stone boundary wall and mature hedgerow.

North Aston is a small, rural village, set back from the nearby main road (A4260) which connects Oxford and Banbury. North Aston has retained a green and rural character and is relatively intact in its built heritage. A range of building includes a medieval church, 15th century manor house and a 18th century Hall as well as a range of cottages and houses. Most buildings are constructed of local limestone with slate or tile roofs.

Proposal, description of development:

This application seeks to integrate and upgrade the telecommunications in line with the national standard appropriate for the time we live in. Having been left behind in the initial roll out of fast broad band, North Aston has recently had new fibre broadband installed by Gigaclear. This application seeks to connect via underground cable to point of connection with Gigaclear infrastructure in the road (Somerton Road).

The building and its surrounding will stand unaltered but for a temporary trench in the garden and a cable connection from ground level to entry point to building.

Please see photos, location plan 1:1250 and plan 1:500.

Historic:

Historic value lies in the ways in which past people, events and aspects of life can be connected through a place to the present and is often illustrative or associative. The links between places and people or events in history feeds into this value, and the tangible way in which modern day settlements have been affected by historic events (such as the setting up of a mediaeval market square) is key to understanding the development of a place.

The continued use of Rosemary Cottage as a residential property as a key part of village life, but improved to provide utilities and infrastructure suited to modern day life facilitates the future longevity of this traditional cottage.

Conclusion:

It is not the intention of government to seek to stagnate historic assets. Current policy and good practice show that change, if proposed sympathetically, can be successfully accommodated within the historic environment.

The property, its immediate and wider setting are fully preserved in this application and proposed fibre connection is respectful of the historic fabric which is sensitively preserved and maintained. The overall setting and experience of Rosemary Cottage in the wider village setting is fully preserved in this proposal.

The approach to Rosemary Cottage is improved by the proposals and does not cause any undue harm to the original heritage fabric of the listed building.

We would conclude that the environmental and design enhancements that the proposals deliver, successfully preserve the historic asset and its immediate/wider setting and that the proposals fulfil all aspects of Local/National policy and wider guidance on historical conservation.

We therefore trust that this application will be positively determined accordingly.