

**665/2 - Elm Tree House / Design and Access Statement and Heritage Assessment to support Listed Building Consent and a Householder Planning Application for works to raise the garage roof**

**1.0 Introduction**

The applicant wishes to make a minor alteration to their garage at Elm Tree House to extend the roof up to provide valuable storage. There is minimal storage in the attic in the house as there are rooms within the roof spaces.

The house is listed Grade II and details of the listing are set out in Appendix 1.



**2.0 Proposed works**

The attached drawings locate the proposed works, and the Heritage impact table included in Appendix 2 lists them, and assesses their impact on the existing building. Appendix 3.0 shows photographs of the site.

**3.0 Context**

3.1 A summary of the relevant planning policies is set out below:

*Adopted Cherwell Local Plan (1996)*

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In determining an application for listed building consent the council will have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest. The council will normally only approve internal and external alterations or extensions to a listed building which are minor and sympathetic to the architectural and historic character of the building.

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Control will be exercised over all new development, including conversions and extensions, to ensure that the standards of layout, design and external appearance, including the choice of external-finish materials, are sympathetic to the character of the urban or rural context of that development. In sensitive areas such as conservation areas, the area of outstanding natural beauty and areas of high landscape value, development will be required to be of a high standard and the use of traditional local building materials will normally be required.

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design control will be exercised to ensure:

- (i) that new housing development is compatible with the appearance, character, layout, scale and density of existing dwellings in the vicinity;
- (ii) that any proposal to extend an existing dwelling (in cases where planning permission is required) is compatible with the scale of the existing dwelling, its curtilage and the character of the street scene;
- (iii) that new housing development or any proposal for the extension (in cases where planning permission is required) or conversion of an existing dwelling provides standards of amenity and privacy acceptable to the local planning authority.

*Submission Cherwell Local Plan*

Policy PSD 1

Presumption in Favour of Sustainable Development

Policy ESD 16

The Character of the Built and Historic Environment

Successful design is founded upon an understanding and respect for an area's unique built, natural and cultural context. New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. All new development will be required to meet high design standards. Where development is in the vicinity of any of the district's distinctive natural or historic assets, delivering high quality design that complements the asset will be essential.

### **Planning Assessment**

The alteration to the garage roof is minor and sympathetic to the architectural and historic character of the building.

The external appearance of the roof will appear similar with matching roof tiles and the ridge is raised by 830mm with a steeper 45 degree pitch which is a more traditional pitch for the plain tiles in the local area. The scale of the building remains subservient to the main house and does not overshadow the neighboring property.

Raising the roof does not affect the character of the street scene nor the historic setting of the house.

3.2 Consultation with Cherwell District Council

None

**4.0 Access**

No alterations are to be made to the garage which would affect access to the garage.

**5.0 Protected species**

A bat survey has been carried out which concluded that no bats are present. The Council's ecologist is satisfied with the reports conclusions. This was reported in the previous planning application ref; 14/01591/F

## Appendix 1 / Details of listing

### Oxfordshire HER



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COUNTY COUNCIL  
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Please read [Important information about Oxfordshire's Historic Environment Record data on Heritage Gateway](#)

**HER Number:** 18082  
**Record Type:** Building  
**Name:** ELM TREE HOUSE, CHURCH LANE

**Designations**  
Listed Building (II) 1286075: ELM TREE HOUSE

**Grid Reference:** SP 561 197  
**Parish:** WENDLEBURY, CHERWELL, OXFORDSHIRE

**Monument Types**  
[SITE](#) (Unknown date)

**Summary**  
House. Early/mid C17

**Associated Monuments**  
None

**Associated Finds:**  
None

**Description**  
SP51NE WENDLEBURY CHURCH LANE  
(North side)  
3/135 Elm Tree House  
GV II  
Coursed limestone rubble with some wooden lintels; Stonesfield-slate roofs with ashlar and brick gable stacks. 2-unit plan with service range. 2 storeys plus attic and one storey plus attic. 3-window front of taller range has a central doorway below a single-light window and has 4-light casements in the outer bays, mostly with renewed lintels and all with C20 casements. Lower range to right is probably the earlier and has been altered with large gabled dormers. Stack rising at junction of ranges has 2 diagonal shafts one with ashlar base. Rear of taller range has a rounded central stair projection with a long window containing old leaded glazing. Interior: some stop-chamfered beams and joists in both ranges, in the taller section spanning onto stop-chamfered lateral beams; large open fireplace with stop-chamfered cambered bressumer.  
Listing NGR: SP5612819703

<1> Dept of Environment/DCMS, *List of Buildings of Special Architectural or Historic Interest* (Index)  
<2> English Heritage (RCHME), 1987-1989, *Historic Buildings Photographic Record Card* (Photograph)

**Sources**  
<1> Dept of Environment/DCMS. List of Buildings of Special Architectural or Historic Interest. Cherwell List 50: 3/135, p.62. [Index / SOX260]  
<2> English Heritage (RCHME). 1987-1989. Historic Buildings Photographic Record Card. print. [Photograph / SOX2063]

If you have any comments or new information about this record, please [email us](#).

## Appendix 2 Heritage impact table

The following report is set out in tabular format. Where there is potential for negative impact the text is red. Where there is potential benefit the text is in green. Where the impact is potentially neutral the text is in black.

<i>Area of works</i>	<i>Significance of fabric affected</i>	<i>Potential impact of the work</i>	<i>Possible mitigation benefits</i>	<i>Photo no.</i>
1.0 Garage <i>See drawings 065/2/P5 &amp; P6</i>				
5.1 Structure Raise pitch of roof to provide increased storage space. Extend North stone gable up in Stone. Extend South gable up in timber	Roof beams removed. Roof timbers are not historic	Roof beams removed	Roof beams removed. Benefit to the applicant - increased floor area in garage for much needed storage	See appendix 3

**Appendix 3/ Site Photographs**  
**1 View from south**



**2 View from North**



**3 View from south showing neighbours house**



**4 View from north showing neighbours house**



**5 View from East from the road showing stone gable adjacent to neighbouring property**



**6 View of modern internal roof timbers**



## 7 View from West



8 Old photo showing earlier South facing gable on garage site proving current garage is not original

