

23 October 2014

McLaren.Excell

Chancel Cottage

Listed Building & Planning Application -
14/01601/LB & 14/01552/F

A Comparable Approved Listed Building Consent Application in
Cherwell District Council

The Tithe Barn, Adderbury - 11/01798/LB & 11/1797/F

The purpose of this document is to fully illustrate and document a recently approved Listed Building Consent (LBC) application in Adderbury, Oxfordshire, within Cherwell District Council. This application, approved on 31st January 2012, is highly relevant to the current LBC application being considered at Chancel Cottage (Ref: 14/01601/LB & 14/01552/F) owing to numerous similarities between the two applications which can be summarised thus:

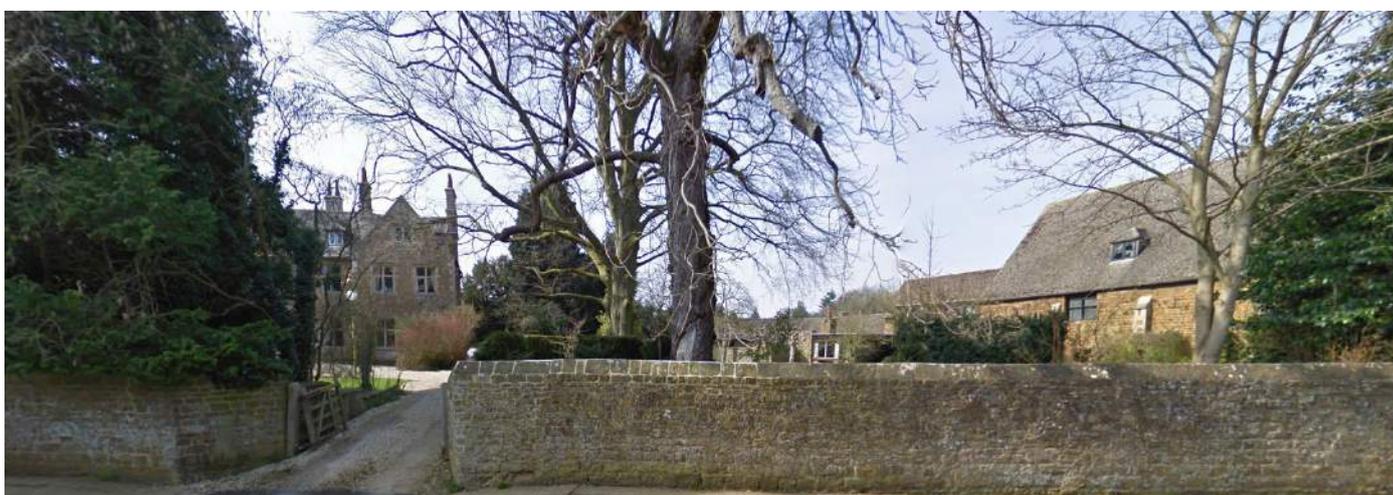
1. Both applications are located in historic villages constructed primarily of stone
2. Both applications are located in prominent locations within their respective village Conservation Areas
3. Both applications are overlooked by Grade II* Listed buildings, and various other Grade II Listed buildings
4. Both applications propose external works to buildings directly adjoining a 'host' Grade II Listed building
5. Both applications propose their respective external works at a remove from, but in clear sight of, the public highway
6. Both applications propose external facades of slatted timber 'screens' facing Grade II* Listed Buildings and the public highway



The Tithe Barn, Adderbury - Street Views



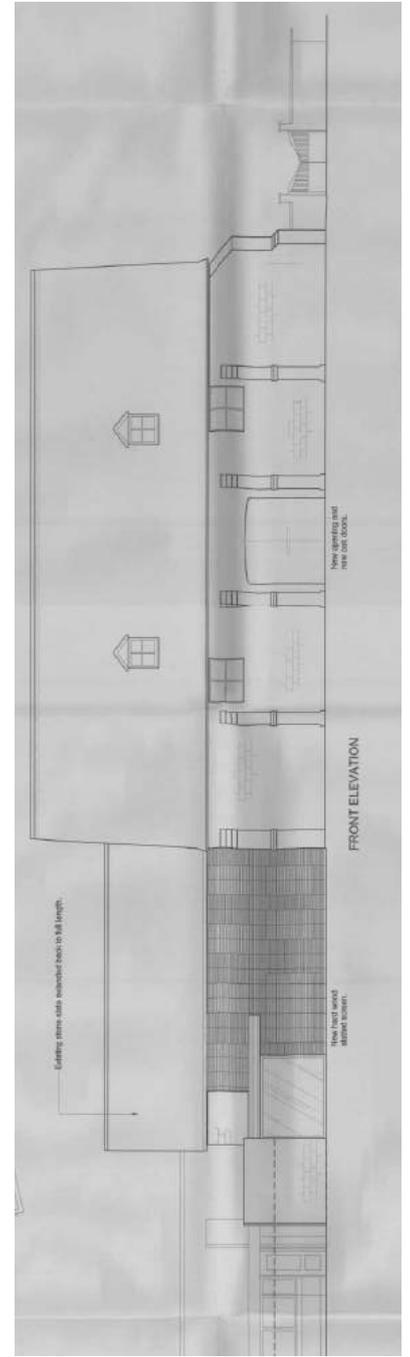
Mill Lane, Adderbury: South elevation of The Tithe Barn as seen from the public highway



Mill Lane, Adderbury: South elevation of The Tithe Barn as seen from the public highway, including the Grade II* Listed house 'The Grange'



Mill Lane, Adderbury: Public highway view of the Grade I Listed St Mary's Church and 'The Grange' beyond



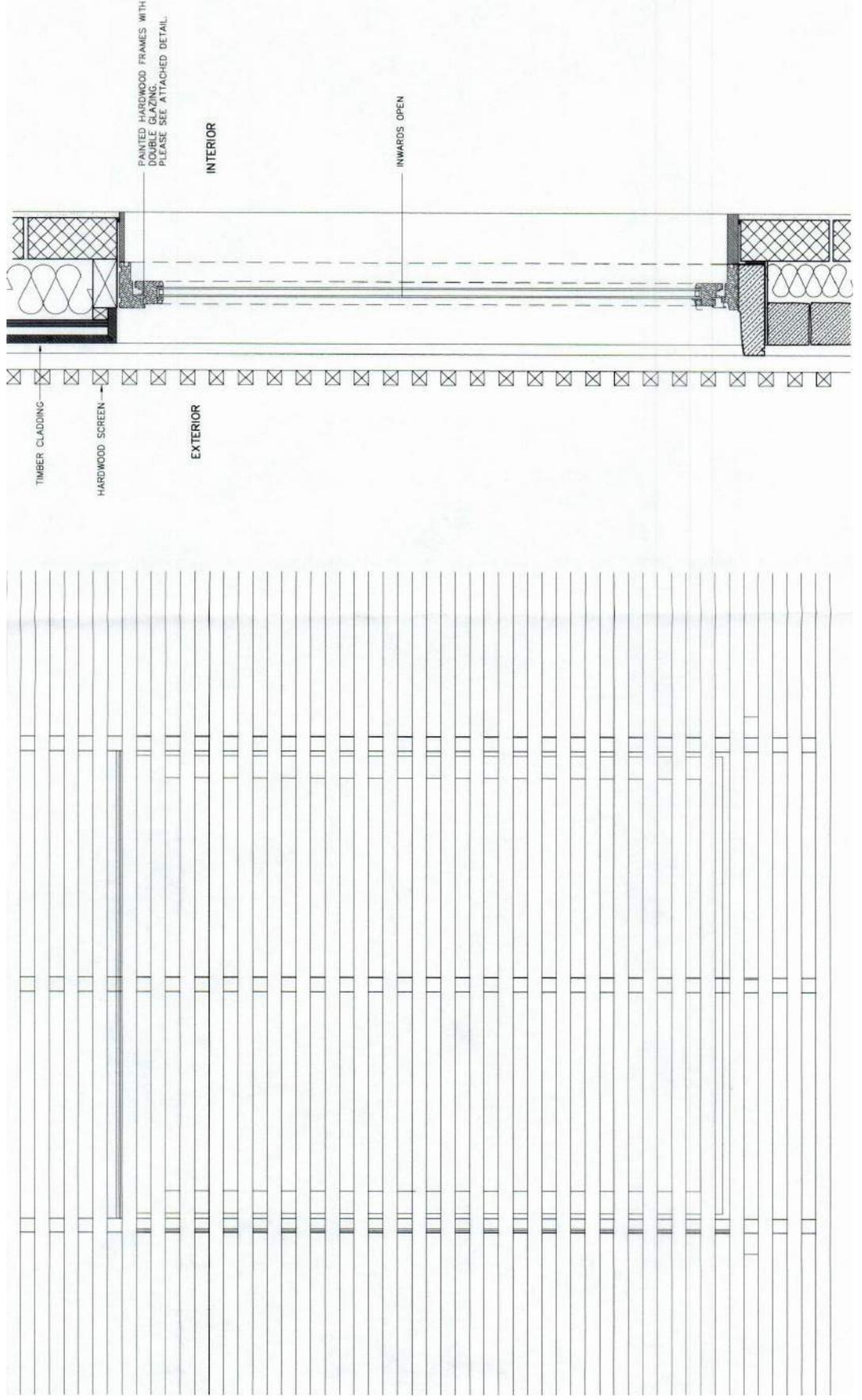
Submitted Drawings

Some of the drawings submitted as part of the LBC application are included here. The ground and first floor plans (above) and the south elevation (right), clearly showing an overlaid timber slatted 'screen' facade directly adjacent to the Grade II Listed Tithe Barn.

Facade Details - Discharge of Conditions

The LBC application was approved subject to various Conditions. 'Condition 6' of the application requested detailed drawings of the proposed timber slatted 'screen' and a material sample of the timber species. Below is the requested detail drawing of the 'screen', submitted and approved to discharge the Condition.

Although horizontal in orientation, the materiality, scale and general workings of the approved timber 'screen' at The Tithe Barn are extremely similar to the facade detail proposed at Chancel Cottage, where a vertical orientation has been proposed.



English Heritage

The site in Adderbury is surrounded by Listed Buildings, and so inevitably the proposed works to The Tithe Barn were evaluated by English Heritage. Richard Peats, the English Heritage adviser, responded by saying that the scheme would have no 'meaningful impact' on The Grange - the Grade II* Listed house directly overlooking the slatted timber 'screen' on the south facade of The Tithe Barn, only 25m away. See the correspondence between English Heritage and Cherwell Council below.

From: PEATS, Richard [<mailto:Richard.Peats@english-heritage.org.uk>]
Sent: 21 March 2012 11:06
To: Laura Bailey
Subject: RE: Planning & listed building applications 11/01797/F and 11/01798/LB - Tithe Barn, Adderbury

Laura

I don't think that this is going to have a meaningful impact on the Grange so am happy not to be consulted.

Richard

Richard Peats | Historic Buildings and Areas Adviser
Direct line: 01483 252026
Mobile phone:

From: Laura Bailey [<mailto:Laura.Bailey@Cherwell-DC.gov.uk>]
Sent: 21 March 2012 11:04
To: PEATS, Richard
Subject: Planning & listed building applications 11/01797/F and 11/01798/LB - Tithe Barn, Adderbury

Dear Richard

I am currently dealing with the above applications.

The works proposed are outlined below:

Internal and external alterations including single storey front extension, alterations to roof, new window on first floor, replacement windows, removal of staircase, new staircases, removal of flat roof dormer, re-roofing, internal partitioning room changes, external hardwood screen on South elevation and removal of first floor to create void.

The property is ~25 metres from a Grade II* listed building (The Grange) in Adderbury. However, given the minor external works proposed, are you able to confirm that you do not wish to be formally consulted on this scheme?

If you have any questions, please call me on the number below.

Best regards

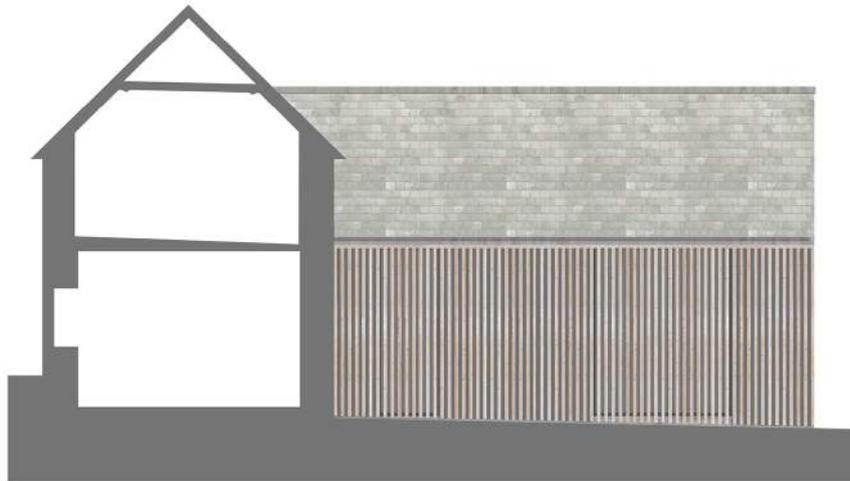
Laura Bailey BSc. (Hons) MA MRTPI
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Public Protection & Development Management
Cherwell District Council
Telephone: 01295 221824
Ext'n: 1824

Conclusion

It is clear that the approved LBC application at The Tithe Barn in Adderbury has many parallels with the proposals currently under consideration as part of the LBC application at Chancel Cottage. Furthermore, it could be argued that the proposed extension at Chancel Cottage is more obscured from public view than the approved scheme at The Tithe Barn. Certainly, the proposed extension at Chancel Cottage is at a greater distance than 25m away from the Grade II* Listed building opposite (the Church of St Peter and St Paul), and cannot be seen from the church itself at all.

The two images below are rendered representations of the proposed timber elevations at Chancel Cottage. The three images overleaf are from another extension project, which serves as a helpful precedent 'study'. They illustrate the sensitivity of the proposed design, using materials which are in sympathy with the host building. The modest scale of the extension does not compete with the massing of the existing house and the timber facade is a soft and gentle imposition on the building - allowing the original form of the house to remain legible and retain its own distinct identity, as any well considered scheme should.

Given the sympathetic design of the proposals at Chancel Cottage, and allowing for the similarities between these proposals and those approved at The Tithe Barn in Adderbury, it would be highly inconsistent for two very similar schemes, both within Cherwell District Council, to be assessed in a different way. It is for this reason that the approved LBC application at The Tithe Barn should be considered a very relevant precedent in positively determining the current LBC application at Chancel Cottage.



Chancel Cottage - Proposed West Elevation



Chancel Cottage - Proposed South Elevation

