**From:** Matilda Harden [mailto:Matilda@georgiangroup.org.uk]
**Sent:** 23 August 2018 11:39
**To:** James Kirkham
**Cc:** Consult
**Subject:** The Old Malthouse, St John’s Road, Banbury: Conversion of building from B1(a) offices to 25 residential flats with ancillary parking, bin storage and amenity area: 18/01159/LB

Dear Mr Kirkham,

The Old Malthouse, St John’s Road, Banbury: Conversion of building from B1(a) offices to 25 residential flats with ancillary parking, bin storage and amenity area: 18/01159/LB

Thank you for consulting The Georgian Group on the above application.

The Old Malthouse is a Grade II building within the Banbury Conservation Area. Dating from c.1830, red brick with painted stone dressings. The central pedimented bay has tall C20 plank doors. To either side of the central bay are three sashes with glazing bars. There is a similar arrangement on the first floor.

While we acknowledge the fact that the applicant has gone some way to addressing our concerns about loss of historic fabric, we still feel that the number of rooflights is excessive. The justification presented is marginally more robust but essentially a series of modern intrusions into historic fabric were inserted to create rooflights – as visible in the 1929 photograph. These were then removed to put the roof back to its original early nineteenth century form. We maintain our objection on the grounds that the number of proposed rooflights is excessive.

As previously stated in our submissions for the previous listed building consent application, the building is ‘a much-altered building whose main significance lies in its external shell, its unusual roof structure, its position within the streetscape’. The unusual roof structure is key to the significance of the historic building. We appreciate the fact that there is a desire to keep the majority of the roof trusses, but we have concerns over the removal of sections and the raising of sections. This is the most significant fabric in the building and every endeavour should be made to protect it.

Matilda Harden

Conservation Adviser

|  |
| --- |
| Description: C:\Users\charlotte\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\4UKY9Z99\georgiangroup.tif |
|   |

*The Georgian Group*

*6 Fitzroy Square*

*London*

*W1T 5DX*

*020 7529 8920*

*The information contained in this e-mail and any files transmitted with it are confidential and intended solely for the use of the individual(s) named. If you are not the named addressee(s) you should not copy, disseminate or distribute this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free since information can arrive late or contain viruses, or be corrupted, destroyed, incomplete, intercepted, or lost. The sender therefore does not accept liability for any errors or omissions in the contents of this message which arise as a result of e-mail transmission. If verification is required please ask for a hard-copy version.*

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action.