

# **Old Bodicote House, White Post Road, 12/01475/LB Bodicote**

**Ward:** Bloxham and Bodicote

**District Councillor:** Cllr Mrs Heath

**Case Officer:** Simon Dean

**Recommendation:** Approval

**Applicant:** Cherwell District Council

**Application Description:** Replacement guttering and downpipes

**Committee Referral:** Council application

## **1. Site Description and Proposed Development**

- 1.1 The application site is Old Bodicote House, a Grade II listed 18<sup>th</sup> – 19<sup>th</sup> Century stone built [former] stately home under a complex slate roof. The building has been linked to the 20<sup>th</sup> Century council office building.
- 1.2 This application is for listed building consent to replace the rainwater goods on the building with ogee profiled aluminium guttering and rectangular box-section aluminium downpipes to replace the current mixture of galvanised, cast-iron and PVC.
- 1.3 The current downpipes and guttering is leaking, leading to water ingress into the building, and damage to the external stonework.

## **2. Application Publicity**

- 2.1 Bodicote Parish Council: no comments received, but any received before the Committee Meeting will be reported
- 2.2 Conservation Officer: no objections
- 2.3 English Heritage: no objections

## **3. Relevant National and Local Policy and Guidance**

### **4.1 Development Plan Policy**

Policy C18 of the Adopted Cherwell Local Plan (Saved Policies)

Policy BE6 of the South East Plan 2009

### **4.2 Other Material Policy and Guidance**

National Planning Policy Framework

## **4. Appraisal**

- 5.1 The key issues for consideration in this application are:

**Impact of the proposal on the significance and special interest of the listed building**

- 5.2 As the application site is a Listed Building, in determining the application special regard must be paid to the desirability of preserving the building, its setting and/or any features of special architectural or historical interest which it possesses.
- 5.3 The structural works to the building are considered to be necessary and appropriate; they will preserve the building and consequently preserve the inherent special architectural and historic interest.
- 5.4 In conclusion the proposal is considered to be minor and sympathetic to the architectural and historic character of the building. In addition, the proposal offers a significant improvement to the preservation and retention of the historic fabric of the building and therefore its significance.

**Conclusion**

- 5.5 The scheme is therefore considered acceptable in terms of the relevant national, regional and local policy and is recommended for approval.
- 5.6 The Council as Local Planning Authority has worked positively and proactively, in accordance with the duty in the National Planning Policy Framework by ensuring an expeditious determination of this application for Listed Building Consent.

**5. Recommendation**

**Approval, subject to;**

- i) **referral of the application to the secretary of state and;**
- ii) **the following conditions;**

- 1) SC 1\_5A (Time for implementation of Listed Building Consents)
- 2) Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the plans and documents submitted with the application, including the material and finishing details set out therein.

Reason - For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with government guidance in the National Planning Policy Framework.

- 3) SC 5\_7B (Making good in materials to match)

**Planning Notes**

- 1) The applicant is reminded that this building is included in the Statutory List of Buildings of Architectural or Historic Interest, and no works to the exterior or interior of the building, which materially affect the character may be carried out without the prior express consent of the Local Planning Authority (given through the submission of an application for, and subsequent grant of Listed Building Consent). This consent gives approval

only to those works shown on the plans and details submitted to and approved in this application.

- 2) The applicant is further reminded that the carrying out of unauthorised work to a listed building is an offence, punishable by a fine, imprisonment or both, as detailed in Section 9 of the Planning (Listed Buildings & Conservation Areas) Act 1990.
- 3) T1 – Third party rights
- 4) O1 - Archaeology

**Summary of Reasons for the Grant of Planning Permission and Relevant Development Plan Policies**

WLB2 “BE6” and “C18”

Add “in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No 2) Order 2012 and paragraphs 186 and 187 of the National Planning Policy Framework (March 2012), this decision has been taken by the Council having worked with the applicant/agent in a positive and proactive way as set out in the application report.”