

Bucknell Manor, Bainton Road Bucknell, OX27 7LS

13/01316/LB

Ward: Caversfield

District Councillor: Cllr Jon O'Neill

Case Officer: Stuart Howden

Recommendation: Approval

Applicant: Mr & Mrs Bowden

Application Description: Demolish modern single storey wing and lean-to-structures in lightwell. Internal alterations; removal of modern staircase; form glass roof over internal courtyard.

Committee Referral: Site area over 1ha

Committee Date: 31.10.13

1. Site Description and Proposed Development

- 1.1 Bucknell Manor is a grade II listed property which is situated to the south of Bainton Road, Bucknell. The manor house was probably built in the early 17th Century and extended in the 1830s, 19th Century and 20th Century. The house is constructed from partly-coursed limestone rubble with ashlar dressing; Stonesfield-slate, Welsh-slate, plain tile and artificial stone-slate roofs with stone and brick stacks. There are large grounds to the rear of the property. The building is grade II listed and two grade II listed outbuildings are situated within the site. The property is set back from the road, behind St Peter's Church, which is a grade I listed building.
- 1.2 Listed building consent is sought for a variety of works as detailed below. The extent of the external works are indicated below:
- The demolition to a 20th Century single storey accommodation building which is attached to the existing manor house and is situated to the front of the manor house.
 - The doorway between the house and the 20th Century accommodation building is proposed to be blocked up and the existing quoined corner to the gable of the existing house would be reinstated.
 - A glazed roof is proposed above the internal courtyard and to the south, this roof would replace a reinforced concrete flat roof and to the west it would spring from a line above all the ground floor window openings and below all the first floor window openings.
 - To the north and the east of the internal courtyard, the existing outbuilding walls would be raised, to create valleys to the existing outbuilding roofslopes and would be covered with Stonesfield-slates.
 - The external lift shaft will be retained within the internal lightwell and it is proposed to part tile hang the existing rendered elevation and form a pitched roof over it.
 - A single storey WC block and wine cellar will be demolished within this internal lightwell.
 - A swimming pool is proposed to the south east of the manor house in the grounds.
 - The frames of five 19th Century dormer windows are proposed to be replaced on the second floor.
 - On the first floor an existing stone mullion window would be reinstated, three windows overlooking the courtyard would be replaced and a window on the south elevation would be replaced.
 - A ground floor window overlooking the lightwell would be re-glazed and a doorway to the north east section of the house would be replaced with a window.

1.3 Internally, consent is sought for:

- The removal of three partition walls on the first floor.
- The addition of a partition wall on the ground floor to the north east of the house.
- The removal of two modern walls on the ground floor, one in the north west of the house and one in the south of the house.
- The removal of a 20th Century staircase between the first and second floor in the south west of the house with the consequent infilling of this stairwell; the removal of a ceiling to create a stairwell void for the existing stairs in the north east of the building.
- Two tie bars are proposed to be fitted in the billiard room on the first floor in the north east of the building.
- A former doorway on the first-floor to the south west of the Manor house would be opened up as would a doorway on the second floor between to form a larger landing at the south west of the house.
- Two former doorways on the ground floor would be re-instated and there would be a new door opening and as well as a door widening between the corridor and the kitchen.
- Two existing doorways on the ground floor would be infilled and there would be an arched opening between the kitchen and breakfast room instead.
- New steps are to be included on the first floor leading from the dressing room to the bathroom.
- On the ground floor, a modern ceiling in the playroom to the south of the building would be removed.

1.4 This application is submitted alongside an application for planning permission (application 13/01210/F refers)

2. Application Publicity

2.1 The application has been advertised by way of site notice and press notice. The final date for comment was 3rd October 2013. No correspondence has been received as a result of this consultation process.

3. Consultations

3.1 **Bucknell Parish Council:** No objections.

Cherwell District Council Consultees

3.2 **Conservation Officer:** No objections in principle.

4. Relevant National and Local Policy and Guidance

4.1 Development Plan Policy

Adopted Cherwell Local Plan (Saved Policies)
C18: Development proposals affecting a listed building

4.2 Other Material Policy and Guidance

National Planning Policy Framework

5. Appraisal

- 5.1 The key issue for consideration in this application is the impact on the character and historic significance of the listed building.
- 5.2 Saved Policy C18 of the adopted Local Plan states that any alterations should be minor and sympathetic to the architectural and historic character of the building in order to preserve the building or its setting as well as any features of special architectural or historic interest.
- 5.3 In agreement with the Conservation Officer, the demolition of the front 'modern' wing is welcomed. The Officers consider that this would enhance the historic significance and character of this heritage asset which is a grade II listed building.
- 5.4 The Conservation Officer also noted that the proposed scheme is in accordance with extensive pre-application discussions that were held with the agent and it is considered that the proposal would preserve the historic significance and character of this grade II listed manor.

Engagement

- 5.5 Paragraphs 186 and 187 of the NPPF places a duty on the Local Authority to be positive in its decision taking. In this case no issues have arisen through the processing of the application and the application has been determined in an efficient and timely fashion within the required time period. The agent has agreed to the recommended conditions.

Conclusion

- 5.6 The proposed development represents an acceptable and appropriate alteration to the listed building that will not cause undue harm to the character or historic significance of the heritage asset. As such the proposal complies with the above mentioned policy and government guidance and is recommended for approval as set out below.

6. Recommendation

Approval, subject to the following conditions:

1. The works to which this consent relates shall be begun no later than the expiration of three years beginning with the date of this consent.

Reason - To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents: Application Forms, Design & Access Statement and Drawing No's; 1370/SLP5, 1370/SLP6, 1370/P01, 1370/P02, 1370/03, 1370/P04, 1370/P05, 1370/P06 and 1370/P07 submitted with the application.

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 The National Planning Policy Framework.

3. Any existing stonework (or stonework revealed by demolition) shall be made good. Any new remedial stonework necessary for the repair or making good of the development shall be carried out in natural stone of the same type, texture, colour and appearance as the stone on the existing building and shall be laid, dressed, coursed and pointed to match that of the existing building.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy C18 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

4. The reclaimed tiles to be used for the roof of the development hereby approved shall match in terms of colour, type and texture to those used on the existing building.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy C18 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

5. Prior to the commencement of the development, full joinery details of the doors and windows hereby approved, at a scale of 1:20 including a cross section, cill, lintel and recess detail and colour/finish, shall be submitted to an approved in writing by the Local Planning Authority. Thereafter the doors and windows shall be installed within the building in accordance with the approved details.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy C18 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

6. Prior to the commencement of the development full design details of the stone flags for the new floors on the ground floor shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy C18 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

7. The rain water goods to be used shall be constructed from cast iron or profiled aluminium.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy C18 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

8. Lime Mortar shall be used in all stonework construction.

Reason – To ensure that the development is constructed and finished in materials which are in harmony with the materials used on the existing building and to comply with Policy C18 of the adopted Cherwell Local Plan.

9. All works of making good shall be carried out in materials and detailed to match the adjoining existing fabric except where shown otherwise on the approved drawings.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy C18 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

10. The repairs to timber floors hereby permitted shall be constructed in boards to match original materials.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy C18 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

11. All new casements to be used for the windows hereby approved shall be balanced.

Reason - To ensure that the development is constructed and finished in materials which are in harmony with the materials used on the existing building and to comply with Policy C18 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

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.

STATEMENT OF ENGAGEMENT

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.