

Heyford Manor, 18 Church Lane, Lower Heyford

13/01411/LB

Ward: The Astons and Heyfords

District Councillor: Cllr Kerford-Byrnes
Cllr Macnamara

Case Officer: Paul Ihringer

Recommendation: Approval

Applicant: Mr and Mrs Macnamara

Application Description: single storey glazed extension to the north wing, single storey side extension and increase in the height and width of an existing single storey extension. Remove existing chimneystack, insert two rooflights, block up two entrances and replace one of them with a window. Insert dormer in the eastern elevation and new rooflight in northern elevation. Reposition stud walling and raise section of floor at ground and first floor levels.

Committee Referral: Member Application

Committee Date: 31st October 2013

1. Site Description and Proposed Development

- 1.1 Heyford Manor is a grade II listed stone property, parts of which date back to the 16th Century. It is positioned at the end of Church Lane and in relatively close proximity, but not within the setting, of the grade II* listed St Mary's Church. There are a number of other listed structures and houses within the vicinity. The site lies inside the Rousham Conservation Area and abuts the Oxford Canal Conservation Area (the Canal is to the immediate north and east).
- 1.2 Listed building consent is being sought for a single storey side extension. The applicant is proposing to erect a modest single storey largely glazed extension to a gable ended (two storey) wing protruding off the original northern elevation. Positioned between this proposed extension and an existing single storey wing on the opposite side of the northern elevation, the applicant is proposing to erect a flat roofed extension, which will require the removal of an external staircase (first floor entrance that it serves will be blocked up) and an increase in the height of the aforementioned single storey wing which will also be widened by just over half a metre.
- 1.3 Consent is also required for: replacing an existing doorway with a window; inserting two new conservation grade roof lights; removing an existing chimneystack; the reconfiguration of some of the rooms through the repositioning of stud walling; a new dormer window; levelling of floor between the new and old at ground floor level; and the raising of section of the floor at first floor level. There are other more minor alterations set out in full in the applicant's design and access statement. This proposal represents a revision to two previously approved schemes (see 12/01627/F and 12/01628/LB and prior to that 08/00067/LB and 08/00068/F).
- 1.4 This application was submitted in conjunction with 13/01410/F.

2. Application Publicity

- 2.1 The application has been advertised by way of neighbour letter, site notice and press notice. The final date for comment was the 31st October 2013. No correspondence has been received as a result of this consultation process.

3. Consultations

- 3.1 **Lower Heyford Parish Council:** No comments received

Cherwell District Council Consultees

- 3.2 **Conservation Officer:** No objections subject to condition

- 3.3 **Ecology Officer:** Reiterates her comments made in respect of 12/01627/F.

“I have read through the Phase 1 Bat and Nesting Bird Survey Report (Ridegeway, 7th December 2012) and concur with its findings. As no evidence of bats was found and the works proposed are such that disturbance to bats using gaps under tiles etc.. would be minimised I do not think further surveys are required for these specific proposals if a precautionary approach is followed. There are records of Swifts at this property and evidence of nesting birds within the survey therefore in order to avoid restrictions in timing of works the precautions below must be adhered to.”

4. Relevant National and Local Policy and Guidance

4.1 Development Plan Policy

Adopted Cherwell Local Plan (Saved Policies)
C2: Development Affecting Protected Species
C18: Development Proposals Affecting a Listed Building

4.2 Other Material Policy and Guidance

National Planning Policy Framework

Cherwell Local Plan - Proposed Submission (August 2012)

The Local Plan (August 2012) is currently out for public consultation. Although this plan does not have Development Plan status, it can be considered as a material planning consideration. The plan sets out the Council's strategy for the District to 2031. The policies listed below are considered to be material to this case and are not replicated by saved Development Plan policy:

5. Appraisal

- 5.1 Whilst the Conservation Officer would have preferred a steeper pitch on the glazed element, the applicants' agent argues that the additional glass would have required special dispensation in respect of building regulations. The single storey addition is more contentious as the Council's design guidance discourages flat roofed extensions. In this instance however, there is no obvious alternative solution and its impact on the wider built environment will be very limited. Furthermore, the design has been carefully thought through and the applicant is proposing to use appropriate materials.
- 5.2 Notwithstanding the above concerns, the extension, including the works to the existing single storey extension, will improve the appearance of this side of the property as, amongst other things, it will require the removal of a rather unsympathetic external staircase. It should also be remembered that the applications approved in 2008 and 2012 also had the flat roofed section. The proposed extensions are not considered to be disproportionately large.
- 5.3 The justification for the removal of the chimneystack was accepted by the Conservation Officer (it was a late addition that served the now redundant heating system). The proposed conservation grade roof lights were also considered appropriate (there are already roof lights in the building) as is the replacement dormer window which is of better design than the existing. The blocking up of the two external entrances, which are of little significance, will not compromise the appearance of the building providing that the stone used matches the surrounding stonework.
- 5.4 The internal alterations, the majority of which relate to the repositioning of stud walls, have limited implications for the historic fabric and could be easily removed in the future, as could the works to raise the floor levels. The development is therefore considered to comply with Policy C18 of the adopted Cherwell Local Plan.
- 5.5 The bat and nesting bird survey, submitted as part of the application, found no evidence of any bats but did conclude that birds nested within the building. The Council's Ecologist concurred with the finding of the report and advised that suitable conditions be imposed in line with the report's recommendations. Consequently it is considered that art.12(1) of the EC Habitats Directive has been duly considered in that the welfare of any protected species found to be present at the site and surrounding land will continue and be safeguarded notwithstanding the development. The proposal therefore accords with Policy C2 of the adopted Cherwell Local Plan and Government guidance contained within the NPPF.
- 5.6 As there were no issues arising from the application as submitted, no contact with either the agent or applicants was deemed to be necessary.
- 5.7 Based on the assessment above and subject to condition it is concluded that the development is acceptable and therefore complies with Policies C2 and C18 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

6. Recommendation

Approval, subject to the following conditions:

- 1 That the works to which this consent relates shall be begun not 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 consent, the development shall be carried out strictly in accordance with the Bat and Nesting Bird Survey Report produced by Ridgeway Ecology and dated 7 December 2012 and the Archaeological Watching Brief - Written Scheme of Investigation (2810) dated March 2013 produced by John Moore Heritage Services and the following approved plans: site location plan; 648 01; and 648 02 G; and the joinery details plan.

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

- 3 That the external walls of the extensions and the openings to be fronted up shall be constructed in natural weathered limestone and marlstone which shall be laid, dressed, coursed and pointed in accordance with a sample panel (minimum 1metre square in size) which shall be constructed on site to be inspected and approved in writing by the Local Planning Authority prior to the construction of the development hereby permitted.

Reason - To ensure appropriate materials are used which preserve the listed building and to comply with Policy C18 of the adopted Cherwell Local Plan.

- 4 That samples of the Stonefield Slate to be used in the covering of the roof of the two storey extension shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall be carried out in accordance with the samples so approved.

Reason - To ensure appropriate materials are used which preserve the listed building and to comply with Policy C18 of the adopted Cherwell Local Plan.

- 5 The slate covering on the existing extension which will be raised in height shall be reused on the new roof unless otherwise agreed in writing by the Local Planning Authority prior to the commencement of development.

Reason - To ensure appropriate materials are used which preserve the listed building and to comply Policy BE6 of the South East Plan 2009 and Policy C18 of the adopted Cherwell Local Plan.

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

Reason - To ensure appropriate materials are used which preserve the listed building and to comply Policy BE6 of the South East Plan 2009 and Policy C18 of the adopted Cherwell Local Plan.

7 Design details of all new joinery proposed shall be submitted to and approved by the Local Planning Authority prior to the commencement of works (scale > 1:20). The development shall be carried out in accordance with the approved details.

Reason - To ensure appropriate materials are used which preserve the listed building and to comply with Policy C18 of the adopted Cherwell Local Plan.

8 All stonework shall be laid using lime mortar (no gauging cement).

Reason - To ensure appropriate materials are used which preserve the listed building and to comply with Policy C18 of the adopted Cherwell Local Plan.

9 All new and replacement rainwater goods shall be constructed in cast iron or cast aluminium.

Reason - To ensure appropriate materials are used which preserve the listed building and to comply with Policy C18 of the adopted Cherwell Local Plan.

10 Original floorboards to be retained and repaired.

Reason - To ensure appropriate materials are used which preserve the listed building and to comply Policy BE6 of the South East Plan 2009 and Policy C18 of the adopted Cherwell Local Plan.

11 New floorboards in the extension hereby approved to match the existing.

Reason - To ensure appropriate materials are used which preserve the listed building and to comply with Policy C18 of the adopted Cherwell Local Plan.

12 In order to ensure that protected species are not harmed during the construction process, the works shall be carried out in accordance with the following requirements:

- Immediately prior to work commencing, those areas of the house that will be directly affected by the proposed extension and the installation of new rooflights must be inspected by a suitably qualified ecologist to ensure that bats or nesting birds are not present, or if they are, they will not be disturbed by the proposed work.

- All destructive work must be carried out carefully with the expectation that bats may be present. All contractors on site should be briefed as to the possibility of bats and nesting birds being on site and their legal protection. Any roof tiles to be removed should be lifted by hand vertically and not slid off to avoid injury to any bats underneath. If bats or evidence of bats are found at any point, Natural England and the ecologist for this project must be contacted for advice and all work must cease immediately.
- If nesting birds are observed within the areas of the house that will be affected by the development work must immediately cease and the ecologist for the project must be contacted for advice.
- Any additional external lighting installed should be minimal, directional and responsive such that it is only on when needed.

Reason - To ensure that the development will not cause harm to any protected species or its habitat in accordance with Policy C2 of the adopted Cherwell Local Plan.

- 13 The suggested enhancements within Section 5 of the bat and nesting bird survey report produced by Ridgeway Ecology and dated 7 December 2012 (last three bullet points on page 14) shall be carried out as written.

Reason - To ensure that the development will not cause harm to any protected species or its habitat in accordance with Policy C2 of the adopted Cherwell Local Plan.

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.