

**Site Address: Heyford Manor, 18  
Church Lane, Lower Heyford**

**14/01120/LB**

**Ward:** The Astons and Heyfords

**District Councillor:** Cllr Kerford-Byrnes  
Cllr Macnamara

**Case Officer:** Paul Ihringer

**Recommendation:** Approval

**Applicant:** Mr James Macnamara

**Application Description:** demolition of outbuilding

**Committee Referral:** Member application

**Committee Date:** 4 September 2014

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

- 1.1 Heyford Manor is a grade II listed stone property, parts of which date back to the 16<sup>th</sup> 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 to demolish an existing curtilage listed outbuilding. Although abutting an adjacent wall, it is concluded that listed building consent is not required for the erection of a replacement building (these works are assessed as part of planning application 14/01119/F).
- 1.3 Planning permission was previously granted for an alternative replacement outbuilding in 2008 (08/00067/LB and 08/00068/F refer). These two approvals also gave permission/consent to extend the dwellinghouse. The design of these extensions has been a revised on a couple of occasions in the intervening time (the 2008 approvals are therefore no longer extant). The applicant is in the process of implementing the most recent of these schemes (13/01410/F and 13/01411/LB refer).

## **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 21<sup>st</sup> August 2014. 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:** Comments as follows

“The demolition of this outbuilding and construction of a similar new outbuilding have been approved in the past (08/00067/LB). The proposal is for a revised design and slightly different location. It is a sensitive site: in the curtilage of a grade 2 listed building, affecting the setting of the grade 2\* listed church and in a conservation area. The impact of the PV panels would depend on the type proposed – some modern systems being much less conspicuous than others.”

3.3 **Ecology Officer:** No objections (or conditions required)

## 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

Planning Practice Guidance

## 5. Appraisal

- 5.1 As the Conservation Officer observes this application is a revision to a replacement outbuilding approved as part of a wider development of the property (08/00067/LB and 08/00068/F refer). Although these permissions are no longer extant they obviously set a strong precedent, particularly given that the thrust of conservation policy has not fundamentally changed in the intervening period of time. The removal of the existing curtilage listed structure, which is of limited architectural merit and in a poor state of repair, is therefore still considered to be acceptable.
- 5.2 Based on this assessment it is concluded that the proposed works comply with Government guidance contained within NPPF (most notable DSD Chapter 12: Conserving and enhancing the historic environment) as well as saved Policy C18 of the adopted Cherwell Local Plan, and the application is therefore recommended for approval.
- 5.3 As there were no issues arising from the application as submitted, no contact with either the agent or applicant was deemed to be necessary.

## 6. Recommendation

**Approval**, subject to:

- 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 application forms and approved plan 648 STORE A.

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.

### **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.