

Applicant: Mr & Mrs Bryn Williams

Proposal: Conversion of existing barn and associated out-building/stables to residential use. Raise roof of out-building/stables by 860mm.
New single storey extension to rear with living roof

Ward: Deddington

Councillors: Cllr Bryn Williams
Cllr Hugo Brown
Cllr Mike Kerford-Byrnes

Reason for Referral: The applicant is one of the Ward Councillors

Expiry Date: 14 March 2018 **Committee Date:** 24 May 2018

Recommendation: Refusal

1. APPLICATION SITE AND LOCALITY

- 1.1. The application relates to an existing stone barn with natural slate roof, which is part of a wider complex of buildings in a linear arrangement, and which is considered to have previously formed part of Park Farm. Land levels drop across the site from east to west down from the access into the site. To the west of the barn are adjoining stables and previously converted buildings now in residential use. Attached to the south of the main barn is a single storey outbuilding which is of stone and red brick construction again under a natural slate roof. Whilst only single storey this outbuilding is on two levels, given the topography of the site, with only the top (eastern) section falling within the application's site boundary.
- 1.2. To the east of the barn are again adjoining buildings which have been converted to residential use, with grade II listed Park Farm House further to the east fronting on to New Street (A4260), one of the main routes through the village of Deddington. Adjacent to the south is a residential property and walled garden, whilst to the north there an agricultural building with residential properties beyond. The proposed site is accessed via an existing vehicular access off New Street which also serves Park Farm House and other previously converted building.
- 1.3. In terms of site constraints, the application building is a grade II listed building (curtilage listed by association to Park Farm House) and sits within the Deddington Conservation Area, which is considered of archaeological interest. The southern boundary wall is a grade II listed structure in its own right with further grade II listed buildings to the south, including Deddington Manor. There are records of protected and notable species (including Eurasian Badger and Common Swift) within the vicinity of the site. The site also sits within a buffer zone surrounding an area of potentially contaminated land north of the site; and further an area where the geology is known to contain naturally occurring elevated levels of Arsenic, Nickel and Chromium; as seen in many areas across the district.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1. The application seeks planning permission for alterations, extension to and conversion of the existing stone barn and outbuilding to form a 5-Bedroom residential property, with an integral garage, residential garden and associated parking and turning. An associated application for listed building consent, to consider potential direct impacts on the listed building, has also been submitted and is being dealt with under ref. 18/00099/LB.
- 2.2. Alterations to the main barn would include: the introduction of a new floor to provide first accommodation 4 no. bedrooms, all with en suite bathroom; new openings through the historic fabric of the building to provide access through to the outbuilding and new window openings in the northern elevation; the introduction of 4no double-pane rooflights to the northern roofslope; the introduction of 2no new small rooflights in the southern roofslope; the glazed infilling of the main barn opening in the southern elevation and the erection of a single storey flat-roofed extension across the main barn opening on the northern elevation with glazing above. The extension would be constructed in Hornton stone under a living green sedum roof.
- 2.3. With regards to the proposed alterations to the outbuilding, these would include: The raising of the overall roof height by ~0.8m; the introduction of a new floor to provide first accommodation play-room and bedroom with ensuite; the introduction of 3no new rooflights in the eastern roofslope; glazed door with Juliet balcony to the southern elevation; alterations to the eastern elevation, including the enclosing of existing opening and creation of new garage door/entrance, glazed section and front door; infilled using a timber frame construction, clad in horizontal weather boarding.
- 2.4. During the course of the application and following a site meeting with the applicant and his architect, revised plans were received making minor amendments to the proposed development. Officers had raised concerns as to the acceptability of the proposals as originally submitted. Unfortunately these revised plans have not sufficiently addressed the concerns of officers to the extent that the application could be considered acceptable by officers. However, accepting amended plans has resulted in the application going beyond its original determination target; through the need for the appropriate consideration and re-consultation of the amendments and to allow for the applications to be presented to planning committee.

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:

<u>Application Ref.</u>	<u>Proposal</u>	<u>Decision</u>
CHN.635/91	Alterations to existing accesses vehicular and pedestrian. Conversion of existing agricultural barns into dwellings - 3 No. new houses proposed.	Application permitted
96/00518/F & 96/00519/LB	Renewal of CHN.635/91. Alterations to existing accesses vehicular and pedestrian. Conversion of existing agricultural barns into dwellings - 3 No. new houses proposed.	Applications permitted
01/00597/F & 01/00598/LB	Renewal of 96/00518/F alterations to existing vehicular and pedestrian accesses. Conversion of agricultural barns into dwellings - 3 No. new houses proposed.	Applications permitted

04/00010/F & 04/00014/LB	Repair and internal alterations to existing house and conversion of existing stables to 1 No. dwelling.	Applications permitted
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4. PRE-APPLICATION DISCUSSIONS

- 4.1. No relevant pre-application discussions have taken place with regard to this specific proposal.
- 4.2. The Council responded to a previous pre-application enquiry (different applicant) with regard to developing the site for residential purposes (two dwellings) under ref. 16/00195/PREAPP. This advised that whilst the principle of developing the site for residential use had previously been considered acceptable and could be supported going forward, at a lesser scale (single unit), it was considered that the scheme for two dwelling units, as submitted with the enquiry, would constitute over-development of the site that would have a detrimental impact on the character, appearance and significance of the grade II curtilage listed barns and setting of the grade II listed Park Farmhouse and would not be supported.

5. RESPONSE TO PUBLICITY

- 5.1. This application has been publicised by way of a site notice displayed near the site, by advertisement in the local newspaper, and by letters sent to all properties immediately adjoining the application site that the Council has been able to identify from its records. The final date for comments was 30.03.2018, although comments received after this date and before finalising this report have also been taken into account.
- 5.2. No objections have been raised by third parties as a result of the publicity process; six letters of support have been received.
- 5.3. The comments received can be viewed in full on the Council's website, via the online Planning Register.

6. RESPONSE TO CONSULTATION

- 6.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

PARISH/TOWN COUNCIL AND NEIGHBOURHOOD FORUMS

- 6.2. DEDDINGTON PARISH COUNCIL: **No objections.**

STATUTORY CONSULTEES

- 6.3. LOCAL HIGHWAYS AUTHORITY: **No objections**, subject to conditions.

NON-STATUTORY CONSULTEES

- 6.4. BUILDING CONTROL: **No objections**, proposals will also need to comply with relevant Building Control Regulations.
- 6.5. DESIGN AND CONSERVATION: **Objects**. The proposals do not respect the special architectural or historic interest of the curtilage listed barn or the setting of the listed

farm complex, and do not preserve or enhance the special architectural or historic interest of the Conservation Area.

6.6. ECOLOGY: **No objections**, subject to conditions.

6.7. ENVIRONMENTAL PROTECTION: **No objections**, subject to conditions

7. RELEVANT PLANNING POLICY AND GUIDANCE

7.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

7.2. The Cherwell Local Plan 2011-2031 - Part 1 was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The Local Plan 2011-2031 – Part 1 replaced a number of the ‘saved’ policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. The relevant planning policies of Cherwell District’s statutory Development Plan are set out below:

CHERWELL LOCAL PLAN 2011 - 2031 PART 1 (CLP 2031)

- PSD 1: Presumption in favour of sustainable development
- Villages 1: Village categorisation
- ESD 3: Sustainable Construction
- ESD 7: Sustainable Drainage Systems (SuDS)
- ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment
- ESD 15: The character of the built and historic environment

CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- H21: Conversion of buildings in settlements
- C21: Proposals for re-use of a listed building
- C28: Layout, design and external appearance of new development
- C30: Design control
- ENV12: Development on contaminated land

7.3. Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Deddington conservation Area Appraisal
- Deddington Neighbourhood Plan (Pre-submission version) (DNP)

The neighbourhood plan for Deddington, which also covers the villages of Clifton and Hempton, is still at an early stage. A pre-submission version of the plan has been accepted by the Parish Council and has been submitted to Cherwell District Council as part of the consultation process. Given the early

stages of the plan, in accordance with Paragraph 216 of the NPPF, no significant weight can be given to it as a material consideration at this time.

- Historic England - Adapting Traditional Farm Buildings: Best practice guidelines for adaptive reuse (2017).
- Cherwell District Council's informal guidance - Design Guide for the conversion of farm building (2002)

8. APPRAISAL

8.1. The key issues for consideration in this case are:

- Principle of development
- Design, and impact on the character of the area
- Residential amenity
- Highway safety
- Ecology and Biodiversity

Principle of development:

8.2. The NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development. This is defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

8.3. Paragraph 6 of the NPPF sets out the Government's view of what sustainable development means in practice for the planning system. Paragraph 7 states that, 'there are three dimensions to sustainable development: economic, social and environmental'. It is clear from this that sustainability concerns more than just proximity to facilities, it clearly also relates to ensuring the physical and natural environment is conserved and enhanced as well as contributing to building a strong economy through the provision of new housing of the right type in the right location at the right time. In the context of this proposal this would include conserving and enhancing the historic environment.

8.4. Policy PSD1 contained within the CLP 2031 echoes the NPPF's requirements for 'sustainable development' and that planning applications that accord with the policies in the Local Plan (or other part of the statutory Development Plan) will be approved without delay unless material considerations indicate otherwise.

8.5. The NPPF does not change the statutory status of the development plan as the starting point for decision making. Proposed development that conflicts with the Local Plan should be refused unless other material considerations indicate otherwise (Para. 12). Cherwell District Council can demonstrate a 5.5 year housing land supply and therefore the policies controlling the supply of housing in the development plan can be considered up to date and given full weight in determining applications.

8.6. The principle of residential development within Deddington is assessed against Policy Villages 1 in the Cherwell Local Plan Part 1. Deddington is recognised as a Category A village in the Cherwell Local Plan Part 1. Category A villages are considered the most sustainable settlements in the District's rural areas and have physical characteristics and a range of services within them to enable them to accommodate some limited extra housing growth. Within Category A villages, residential development will be restricted to the conversion of buildings, infilling and minor development comprising small groups of dwellings on sites within the built up area of the settlement.

- 8.7. Saved Policy H21 of the Cherwell Local Plan 1996 states that: *“Within settlements the conversion of suitable buildings to dwellings will be favourably considered unless conversion to a residential use would be detrimental to the special character and interest of a building of architectural and historic significance.”*
- 8.8. Whilst the principle of converting the existing agricultural buildings to a residential use could be considered acceptable in terms of the sustainability of the site's location – and as can be seen from the planning history of the site has previously been considered acceptable by the Council, there are significant concerns relating to a number of elements of the proposals (discussed further below), which are considered harmful to the historic and architectural significance of the grade II listed barn and its setting within the Deddington Conservation Area.
- 8.9. Officers consider that the proposals would result in significant harm to the special character and interest of the building's architectural and historic significance and further detrimentally impacting on the historic farm setting within the Conservation Area, and as such the development, as submitted, is not considered to represent a sustainable form of development and is unacceptable in principle.

Design, and impact on the character of the area:

- 8.10. The Government attaches great importance to the design of the built environment within the NPPF. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- 8.11. These aims are also echoed within Policy ESD15 of the CLP 2031 which looks to promote and support development of a high standard which contribute positively to an area's character and identity by creating or reinforcing local distinctiveness. And further in the context of this current application requires new development to: *‘Conserve, sustain and enhance designated and non-designated ‘heritage assets’ (as defined in the NPPF) including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated in accordance with advice in the NPPF and NPPG’.*
- 8.12. Saved Policy C21 of the CLP 1996 states that: *‘Sympathetic consideration will be given to proposals for the re-use of an unused listed building provided the use is compatible with its character, architectural integrity and setting and does not conflict with other policies in this plan. In exceptional circumstances other policies may be set aside in order to secure the retention and re-use of such a building’.*
- 8.13. Saved Policy C28 of the CLP 1996 states that control will be exercised over all new development to ensure that standards of layout, design and external appearance are sympathetic to the character of the rural or urban context of that development.
- 8.14. The site is within the Deddington Conservation Area, which was first designated as such in 1988, reviewed in 2012. Conservation areas are designated by the Council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990; with the aim to manage new development within such areas to ensure that the character or appearance of the Conservation Area, and the special architectural or historic interest which it may possess, is preserved and where possible enhanced.
- 8.15. Furthermore Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention is paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area. Policy ESD 15 of the CLP 2031 further echoes this aim and advice.
- 8.16. As noted above, the site is within the Deddington Conservation Area, a Designated Heritage Asset. The NPPF (Para. 126) advises that Local Planning Authorities should positively set out strategies for the conservation and enjoyment of the historic environment, and should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. It further

states that in developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

8.17. Policy ESD 15 of the CLP is consistent with the advice and guidance within the NPPF with regard to the conservation of the historic environment and looks for development to:

- Contribute positively to an area's character and identity by creating or reinforcing local distinctiveness;
- Conserve, sustain and enhance designated and non-designated Heritage Assets, including their settings, ensuring that new development is sensitively sited and integrated;
- Respect the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale and massing of buildings.

8.18. The site is part of a complex of buildings that would have previously formed part of Park Farm and its use, whilst currently unused, would have been agricultural in nature. From review of historical maps and literature (as noted in the Conservation Officer's comments) the linear form of the agricultural buildings at the site has changed very little over the years; with records dating back to the early 1800s.

8.19. The proposals would make a number of significant alterations to both the main barn and the outbuilding which projects away from the main barn to the south (these are detailed above). Officers appreciate and support the applicants' desire to bring the building back into use and provide a large family home through a change from agricultural to residential use, and the benefits that this would bring; not only to the applicants personally, but also potentially to the historic building securing its mid to long term future. However, this needs to be balanced against what can be realistically achieved ensuring the preservation of the historic building and any features that it may have as a designated Heritage Asset and its setting within the designated Deddington Conservation Area.

8.20. Historic England considers that traditional farm buildings are among the most ubiquitous of historic building types in the countryside, stating that: *'they are not only fundamental to its sense of place and local distinctiveness, but also represent a major economic asset in terms of their capacity to accommodate new uses. The restructuring of farming and other economic and demographic changes in the countryside provide both threats and opportunities in terms of retaining the historic interest of this building stock and its contribution to the wider landscape'*.

8.21. A number of the proposed alterations and the garden room extension are not considered sympathetic to the context and fail to reflect or reinforce the character or architectural/historic interest of these Grade II listed agricultural buildings and the wider farmyard setting.

8.22. The Council's Conservation Officer objects to the proposals considering them detrimental to the character and appearance of the building and having little regard to the historic and architectural interest of the former agricultural buildings, causing

harm to the Heritage Asset, the historic farm complex and its setting within the Conservation Area; an opinion shared by the case officer.

- 8.23. Of particular concern is the proposed garden room/utility room extension to the northern elevation. This proposed extension not only compromises one of the primary and most significant features of the existing barn, its cart door openings through the building, it would also extend the building in a direction contrary to the predominantly linear nature of the building. This would appear as an incongruous addition which, notwithstanding the proposed green Sedum roof, would be visible from the public domain, with views experience from the north-east.
- 8.24. CDC informal farm building conversion guidance advises that accommodation should aim to be contained wholly within the existing buildings and in the rare cases where extensions are proposed they should be of traditional form such as simple lean-to out-shots. It would be highly unusual to have an outshot across the midstreys (main cart door opening) which was a clear opening front to back; it would also be odd to have an outshot near a midstreys due to the turning circles of carts and the need to open the large doors. The opportunity to extend this barn has already been taken on its south elevation, leaving the north elevation simple and free from appendages, which is one of the key features that contributes to the character of the building and its setting within the Conservation Area.
- 8.25. The current proposals also include the raising of the roof of the subservient outbuilding (increasing not only the ridge height increased but also the eaves height) and alterations to its eastern and southern elevations, not only increasing its prominence within the site, but also changing its general character and appearance from that which would have appeared as a simple cart-shed/store set against and ancillary to the main barn.
- 8.26. A number of other overly domestic features included within the scheme further compound the harm that would be caused, detracting from the agricultural character and nature of the buildings and the wider site. These include: the proposed Juliet balcony, new full height window openings and the introduction of a significant number of rooflights into the roofs of both outbuilding and main barn.
- 8.27. For these reasons, the proposals would be out of keeping with the form and character of the building, would result in demonstrable harm to its significance as a designated Heritage Asset and would also detrimentally impact on its setting within the designated Deddington Conservation Area. The proposals therefore demonstrate clear conflict with the Development Plan policies identified above.

Residential amenity:

- 8.28. Policy C30 of the CLP 1996 requires that a development must provide standards of amenity and privacy acceptable to the Local Planning Authority. These provisions are echoed in Policy ESD15 of the CLP 2031 which states that: 'new development proposals should consider amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation and indoor and outdoor space'.
- 8.29. The proposals would have adequate indoor and outdoor amenity that would allow for a good standard of living for potential future occupants of the proposed dwelling and therefore could be considered acceptable in this regard.
- 8.30. There are a number of residential properties surrounding the site that have the potential to be affected by the proposed development, including: Eaton house some 26m to the north, walled garden and stable block some 28m to the south; Park Farm Stables adjacent and Park Farm House ~26m to the east of the outbuilding.
- 8.31. Given the context of the site, the nature and design of the proposed development and its relationship with surrounding properties, and various separation distances, it is considered that the proposals would not result in any significant impact on the

amenity of surrounding residential properties to any greater extent than is currently the situation. The proposals are therefore considered acceptable in terms of residential amenity.

Highway safety:

- 8.32. The LHA has assessed the proposals and raises no objection, subject to a condition requiring details of parking provision within the site for four parking spaces. Officers see no reason not to agree with the opinion of the LHA, and consider that the requirements of the LHA could be secured through an appropriate planning condition attached to any such permission should the Council resolve to grant planning permission.
- 8.33. The site is served by an existing access which would not be affected by the proposed development. It is considered that whilst parking for four vehicles is not shown within the current submission, that this could be achieved and that there would be sufficient space for manoeuvring that vehicles could enter and leave the site in a forward manner.
- 8.34. Officers consider that the proposals would not result in any significant impacts on the safety and convenience of highway users and could be considered acceptable in terms of highway safety.

Ecology and Biodiversity:

- 8.35. The NPPF - Conserving and enhancing the natural environment, requires that “the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures” (Para. 109), these aims are reflected in the provisions of Policy ESD 10 of the CLP 2031.
- 8.36. Paragraphs 192 and 193 further add that “The right information is crucial to good decision-taking, particularly where formal assessments are required (such as Habitats Regulations Assessment) and that Local Planning Authorities should publish a list of their information requirements for applications, which should be proportionate to the nature and scale of development proposals. Local planning authorities should only request supporting information that is relevant, necessary and material to the application in question”. One of these requirements is the submission of appropriate protected species surveys which shall be undertaken prior to determination of a planning application. The presence of a protected species is a material consideration when a planning authority is considering a development proposal. It is essential that the presence or otherwise of a protected species, and the extent to which they may be affected by the proposed development is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.
- 8.37. Local planning authorities must also have regards to the requirements of the EC Habitats Directive when determining a planning application where European Protected Species (EPS) are affected, as prescribed in Regulation 9(5) of Conservation Regulations 2010, which states that “a competent authority, in exercising any of their functions, must have regard to the requirements of the Habitats Directive so far as they may be affected by the exercise of those functions”.
- 8.38. In respect to the application site, a Bat Survey Report prepared by Windrush Ecology has been submitted with the application. This report indicates that there was no evidence of roosting bats being found and there was little bat roosting potential. The report did, however, identify three Swallow nests as being present within the outbuilding.

- 8.39. The Council's Ecologist has reviewed the report and its findings and recommendations and considers it is largely acceptable, subject to any work being carried out in accordance with the details of the report, and at a time during the year outside of bird nesting season. The Ecologist further suggests alternative mitigation measures to those identified within the report with regard to potential bird nesting opportunities and it is considered that these could be secured through appropriate conditions attached to any such permission, should such be granted.
- 8.40. It is thus considered that art.12(1) of the EC Habitats Directive has been duly considered in that, notwithstanding the proposed development, the welfare of any protected species found to be present at the site and surrounding land could be safeguarded subject to appropriate conditions attached to any such permission. It is therefore considered that the proposal is acceptable in this respect having regard to the Policy ESD 10 of the CLP and Government guidance in the NPPF - Conserving and enhancing the natural environment.

Other matters:

- 8.41. The site is part of a former working farm and within an area identified as having potential for land contamination associated with such historical uses. Whilst the potential for land contamination to affect the proposed development is considered to be low, it is considered that due regard for this potential would need to be had during the construction phase, and if during development, contamination is found to be present at the site, that no further development should be carried out until full details of a remediation strategy detailing how the unsuspected contamination would be dealt with has been submitted to and approved in writing by the Local Planning Authority.
- 8.42. It is considered that these details could again be secured through an appropriate condition attached to any such permission, to ensure that risks from land contamination are minimised and to ensure that the development can be carried out safely without unacceptable risks in accordance with saved Policy ENV12 of the CLP 1996 and Government guidance contained within the NPPF.

9. PLANNING BALANCE AND CONCLUSION

- 9.1. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 requires that the three dimensions to sustainable development (economic, social and environmental) are not undertaken in isolation, but are sought jointly and simultaneously.
- 9.2. In reaching an informed decision on planning applications there is a need for the Local Planning Authority to undertake a balancing exercise to examine whether the adverse impacts of a development would be outweighed by the benefits such that, notwithstanding the harm, it could be considered sustainable development within the meaning given in the NPPF. In carrying out the balancing exercise it is, therefore, necessary to take into account policies in the development plan as well as those in the NPPF. It is also necessary to recognise that Section 38 of the 1990 Act continues to require decisions to be made in accordance with the development plan and the NPPF highlights the importance of the plan led system as a whole.
- 9.3. While the change of use of the building to residential use in this location could be considered acceptable in terms of the sustainability of the location and would be acceptable in terms of highway safety and residential amenity, the proposals represent an inappropriate form of development which, by virtue of the additions and alterations proposed, would cause *less than substantial* harm to the historic environment in this location.
- 9.4. Officers do not consider that there is a public benefit of this proposal that would outweigh the harm to the character, appearance and significance of the Grade II

Listed Building and its setting within the surrounding Conservation Area, which is clear, significant and demonstrable. It is to be noted that the Council has previously granted permission for schemes that would not cause the same level of harm.

- 9.5. The proposals are therefore considered contrary to the above mentioned policies and as such the application is therefore recommended for refusal for the reason set out below.

10. RECOMMENDATION

That permission is refused, for the following reason:

1. The proposals, by virtue of their siting, scale and design, would result in incongruous additions to this simple arrangement of traditional buildings of agricultural character and would result in significant and demonstrable harm to the special character and historic significance of the listed building, the setting of adjacent grade II listed building and the setting of the surrounding Deddington Conservation Area. The less than substantial harm caused is clear, significant and demonstrable and is not outweighed by the proposal's benefits. The proposals therefore conflict with saved Policies H21, C21, C28 and C30 of the Cherwell Local Plan 1996, Policy ESD 15 of the Cherwell Local Plan 2011-2031 Part 1, and Government guidance contained within the National Planning Policy Framework.

PLANNING NOTES:

1. For the avoidance of doubt, the plans and documents considered by the Council in reaching its decision on this application are: Application form, Planning Statement/Heritage Asset Assessment, Windrush Ecology - Bat Survey Report (dated November 2017), and drawings numbered: 981-1, 981-2A, 981-3D, 981-4B, 981-5B and 981-6B, initially submitted with the application; and further revised drawings numbered: 981-3E, 981-4D, 981-5D and 981-6D, received during the application (21/03/2018).

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