

**Round House  
Main Street  
Hethe  
Bicester  
OX27 8ES**

**18/00609/LB**

**Applicant:** Mr & Mrs Roach

**Proposal:** Conversion of existing outbuilding to Kitchen/Diner and the construction of a glazed link from the existing house to the conversion. Internal alterations to the existing house.

**Ward:** Fringford And Heyfords

**Councillors:** Cllr Ian Corkin  
Cllr James Macnamara  
Cllr Barry Wood

**Reason for Referral:** Called in by Councillor Wood

**Expiry Date:** 20 July 2018                      **Committee Date:** 19 July 2018

**Recommendation:** Approve, subject to conditions

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## **EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION**

The application is reported to the Planning Committee, as it has been called in by Councillor Wood.

### **Proposal**

Listed building consent is sought to convert an outbuilding to a kitchen/diner and the erection of a glazed link to connect it to the house, along with some internal alterations, at Round House, Main Street, Hethe

### **Consultations**

- Statutory consultees have raised no objections to the application subject to the imposition of conditions.
- Hethe Parish Council have objected to the application.
- CDC Conservation support the principle but raise objections to elements of the scheme.
- One letter of support received from a neighbour

### **Planning Policy**

The application property is a Grade II listed building and the site is located within Hethe Conservation Area. The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance.

### **Conclusion**

The key issue for consideration in this case is the impact on the historic significance and setting of the listed building(s).

The report looks into the key issues in detail, and officers conclude that the proposals are acceptable, subject to conditions. The scheme meets the requirements of relevant CDC policies.

## **RECOMMENDATION – GRANT LISTED BUILDING SUBJECT TO CONDITIONS.**

**Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.**

## **MAIN REPORT**

### **1. APPLICATION SITE AND LOCALITY**

- 1.1. The site forms a detached dwelling constructed of stone under a thatched roof, located in a corner plot towards the centre of the village, adjacent to the village green. The building lies within an area that is mainly rural in character. The building is listed grade II and is within the designated Hethe Conservation Area. To the south of the dwelling is an outbuilding, constructed in brick under a slate roof. A brick wall connects the two buildings, separating the residential curtilage from the road.
- 1.2. Whilst the outbuilding does have the appearance of a garage building, with doors that open onto the road, the applicant states that this has never been used for vehicles and is referred to in both the application description and the Design and Access Statement as an outbuilding.

### **2. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1. The applicant seeks planning consent to erect a glazed link which would join the main house to the outbuilding, which is proposed to be converted into a kitchen. Furthermore the boundary wall is proposed to be raised in height by 0.6m and finished with once weathered masonry coping. The glazed link would be made of glass with aluminium.
- 2.2. Internally, the applicant proposes to create a partially glazed stud partition and door.

### **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>
00/00028/LB	Removal and rebuilding of front porch. Internal alterations to building including removal of stud wall to kitchen and removal and rebuild brick wall to w.c.	Application Permitted
05/00073/TCA	Thin and prune crown by 1 metre on 1 No. Apple Tree	Application Permitted
09/01849/LB	Single storey rear extension. Remove flat ceiling bed to expose trussed roof in bedroom. Replace existing porch door with	Application Permitted

stable door (as amended by drawing No. 2825(SK)03(C) received on 25.02.10)

10/00193/DISC	Clearance of condition no.3, no.5, no.10 & no.11 of 09/01849/LB	Application Permitted
12/01760/F and 12/01731/LB	Remove oil contaminated stone work, soil, cellar floor, cellar brickwork. Demolish some non contaminated above ground walls to allow excavation for concrete foundations to support temporary towers & steel needles. Build new cellar concrete retaining wall, floor, and block work chimney base. Build up new masonry. Remove & reinstate existing timber dining room floor & brick garden wall	Applications Permitted
13/00060/TCA	T1 x Apple - Fell	Application Permitted
17/00222/TCA	T1, T2 x Horse Chestnut - Fell.	Application Withdrawn
17/02084/F and 17/02085/LB	Conversion of existing outbuilding to living accommodation and the construction of a glazed link from the existing house to the conversion.	Application Withdrawn

#### 4. PRE-APPLICATION DISCUSSIONS

- 4.1. The following pre-application discussions have taken place with regard to this proposal:

<u>Application Ref.</u>	<u>Proposal</u>
17/00131/PREAPP	Conversion of existing outbuilding to living accommodation and the construction of a glazed link from the existing house to the conversion

- 4.2. The Conservation Officer had advised the principle of a linked extension would be acceptable and that the best solution going forward was to raise the wall which bounds the site from the road. Whilst this would alter the junction between the eaves and the wall, would retain the simple form and allow the link to be light and more importantly hidden. The Conservation Officer advised that a simple, light, glazed lean to linked extension would therefore be the least obtrusive form.
- 4.3. On the basis of the Conservation Officer's advice at this time, Officer's recommended that a potential scheme could be submitted which would not cause harm to the historic significance, character and appearance of the Grade II Listed Building in the context of the Conservation Area. However this was subject to details, dependant on the raising of the brick wall not causing an awkward roof junction and that a lightweight glazed structure can be built to provide an acceptable head height for occupiers and not causing harm to designated heritage assets.

## 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 04.07.2018, although comments received after this date and before finalising this report have also been taken into account.
- 5.2. The comments raised by third parties are summarised as follows
- Simple enhancement to the dwelling with little negative impact, making good use of an existing outbuilding

- 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. HETHE PARISH COUNCIL: **Object** – the glazed link will spoil the original features of the property and together with the garage conversion are not sympathetic additions to the historic character of this traditional stone cottage, being detrimental to its appearance. Furthermore, glass and aluminium do not sit comfortable alongside a listed building and the glazed link will allow light pollution.

### OTHER CONSULTEES

- 6.3. CDC CONSERVATION: **Both in support and in objection**
- 6.4. The Conservation Officer objects to the clear glazed roof with no control over upward light spill, which is considered to cause substantial harm to the tranquillity and dark nature around The Green and consequently the setting of the listed buildings and Conservation Area. Furthermore it was considered that the proposal should introduce a parapet wall, as the proposed return wall is not a sympathetic junction with a curtilage listed wall.
- 6.5. The Conservation Officer also recommended the removal of the proposed rooflights and new opening within the dwelling, which were removed from the scheme.
- 6.6. On other matters – the Conservation Officer is supportive of the link in principle and a shallow pitched roof behind the link is acceptable. The Conservation Officer requests the following conditions to be attached to any consent; joinery details, glazed wall details, glass for the roof details, repairs schedule for the outbuilding, floor sample, roof insulation material details, details of the light within the link, coping details, junction detail, details of the widened opening into the outbuilding, lintel detail to the new opening and step details.

## 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 Part 1)

- ESD15 - The Character of the Built and Historic Environment

CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- C18 – Proposals affecting a listed building
- C23 – Retention of features in a Conservation Area

7.3. Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Managing Significance in Decision-Taking in the Historic Environment: Historic England Good Practice (2015)
- The Setting of Heritage Assets: Historic England Good Practice (2015)

## **8. APPRAISAL**

- 8.1. The key issue for consideration in this case is the impact on the historic significance and setting of the listed building(s).
- 8.2. Section 16(2) of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that: *In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.* Further, under Section 72(1) of the same Act the Local Planning Authority has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 8.3. Listed Buildings and Conservation Areas are designated heritage assets, and Paragraph 129 of the NPPF states that: *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.*
- 8.4. Paragraph 132 of the NPPF states that: *when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm loss should require clear and convincing justification.* Policy ESD15 of the CLP 2031 Part 1 echoes this guidance.

- 8.5. Round House is a Grade II Listed Building, which also lies within the designated Hethe Conservation Area and is in close proximity to other designated heritage assets. The Listed Building is considered significant by way of its aesthetic value, i.e. the simple yet characterful form and its thatched roof, and the prominence on the street corner. It is also a good example of local vernacular architecture and building typologies.
- 8.6. The glazed structure is clearly more modern in its design, materials and overall external appearance than that of the Listed Round House and curtilage listed outbuilding. It is considered that this is positive in differentiating between the historic buildings and the new addition. Furthermore, the Conservation Officer advised at pre-app stage that a simple glazed link would be the least obtrusive form of development in this location. As such this element of the proposal is considered acceptable in preserving the significance of the Grade II Listed Building and the designated Hethe Conservation Area.
- 8.7. Due to the works approved under application 12/01760/F, a majority of the fabric on the southern elevation of the dwelling where the extension is proposed is not historic and as such where the new opening is proposed for the glazed link to join with the main dwelling, this does not result in harm to the Grade II Listed Building. Further details are required, however, for the steps which lead to the glazed link, which can be conditioned.
- 8.8. The Conservation Officer has not raised any objections to the internal works as submitted, but states that additional details are required for the glazed screen to the study. Therefore there are no concerns in this regard, subject to further details.
- 8.9. Furthermore, the proposal seeks to convert the outbuilding into kitchen accommodation, which is not considered to cause any significant harm to the character and appearance of the wider Conservation Area, with limited alterations proposed. Whilst the proposal does replace the existing 'garage' door which faces out onto The Green, the new door is considered acceptable in this context. Furthermore, the replacement windows and doors that face into the applicants residential amenity space are not considered to cause any significant harm to the Listed Building or character and appearance of the Conservation Area, subject to details.

## **9. PLANNING BALANCE AND CONCLUSION**

- 9.1. The proposed development is considered to represent an acceptable and appropriate development, which would not cause undue harm to the character or historic significance of the designated heritage asset. As such the proposal complies with saved Policy C18 of Cherwell Local Plan 1996, Policy ESD15 of the Cherwell Local Plan 2011 - 2031 Part 1 and the relevant paragraphs of the Framework. The proposal also complies with government guidance and is recommended for approval.

## **10. RECOMMENDATION**

Delegate to the Assistant Director of Planning Policy and Development to grant permission, subject to:

- (a) the conditions set out below (and any amendments to those conditions as deemed necessary)

That permission is granted, subject to the following conditions:

## TIME LIMITS AND GENERAL IMPLEMENTATION CONDITIONS

1. 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 permission, the development shall be carried out strictly in accordance with the following plans and documents: Application form, Design and Access Statement 357/2018, Initial Bat Survey Report November 2017, the Horizon Treecare Tree Condition Survey 08/01/2018 and drawing no: PL357/2018/01A.

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

### CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE SPECIFIC CONSTRUCTION WORKS TAKE PLACE

3. A brick sample panel, to demonstrate brick type, colour, texture, face bond and pointing (minimum 1m<sup>2</sup> in size) shall be constructed on site to match the brickwork on the existing wall and shall be constructed, inspected and approved in writing by the Local Planning Authority prior to any works to increase the height of the brick boundary wall. Thereafter, the increased height of the wall shall be constructed in strict accordance with the approved brick sample panel.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and designated Conservation Area and to comply with Policy ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1, Saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

4. Full design details of the coping for the brick wall shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. Thereafter, the development shall be carried out in accordance with the approved details.

To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and designated Conservation Area and to comply with Policy ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1, Saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

5. Full design details of the joinery and windows/doors including elevations, vertical and horizontal sections, cill and lintel details at a scale of <1:20 shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. Thereafter, the development shall be carried out in accordance with the approved details.

6. Full design details of the steps from the dwelling into the glazed link, including a section drawing shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of that work. 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 Saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

7. Full design details of the widened opening into the outbuilding shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of that work. 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 Saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

8. Full design details of the glazed stud partition and door to the study shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of that work. 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 Saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

9. The internal insulation materials for the walls and roof of the outbuilding shall be made of breathable 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 Saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.