



Charlton-on-Otmoor Conservation Area Appraisal

August 2018

Place and Growth





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1. Introduction and Location

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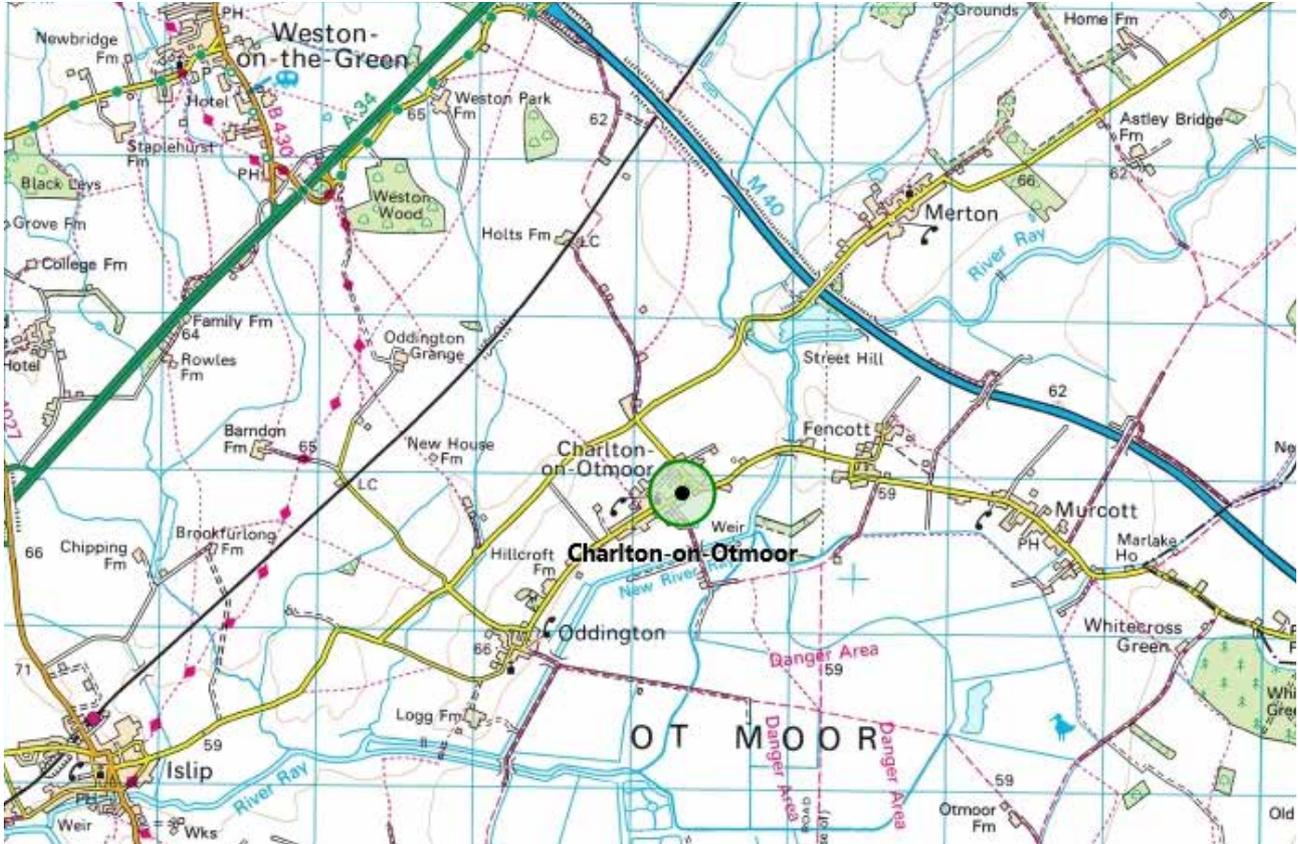
- 1.1 This document is an appraisal of the character and appearance of the Charlton-on-Otmoor Conservation Area. The area was designated in 1989 and last reviewed in 1996. It is intended that the document will provide a comprehensive assessment of the current character and appearance of the conservation area. It also provides a basis for providing informed judgements on the future conservation and management of the settlement.
- 1.2 Charlton-on-Otmoor is a small rural village located about 4 miles (6.4 km) south of Bicester along the road running from Ambrosden through to Islip. The village forms part of the Oxford Green Belt and is on the northern edge of Otmoor and the River Ray. The 2011 Census recorded the parish's population as 449.
- 1.3 The settlement is medieval and was documented in the Domesday book of 1087. It is unlikely that there was a settlement prior to this period due to the thick oak forests on the

Oxford Clay, and the alluvial deposits of Otmoor. The built form of Charlton-on-Otmoor is strongly influenced by its proximity to Otmoor. Development was favoured on higher ground away from the moor and is linear in form along one main street.

- 1.4 This assessment and management plan aims to promote and support development that help to preserve and/or enhance the character of the Charlton-on-Otmoor Conservation Area. It is not an attempt to stifle change. Our responsibility towards the conservation of our built heritage must be balanced with the demands of progress and growth. This document examines the reasons for designation, defining the qualities that make up its special interest, character and appearance. The omission of any reference to a particular building, feature or space should not be taken to imply that it is of no interest.

The identified significant heritage assets for Charlton-on-Otmoor are shown in Figure 2. These include Listed Buildings and the conservation area.

Figure 1. Current OS map showing location of Charlton-on-Otmoor



1.5 The future preservation and enhancement of the special character of the conservation area will owe much to the positive management of the area by homeowners, landowners, highways and service providers. In addition to existing national statutory legislation and local planning control, the following opportunities for enhancement have been identified:

- Add to the register of Local Heritage Assets and establish policies for their protection;
- Consider whether the existing boundary is still appropriate;
- Encourage the protection of historic detail and the reinstatement of missing architectural details;

- Consider how an Article 4 Direction to remove selected permitted development rights could protect the character and appearance of the conservation area;
- Promote sympathetic management of public spaces, including working with the highway authorities to encourage more traditional materials throughout including those that have an impact on the public domain.

1.6 Survey work undertaken in the Winter of 2017.

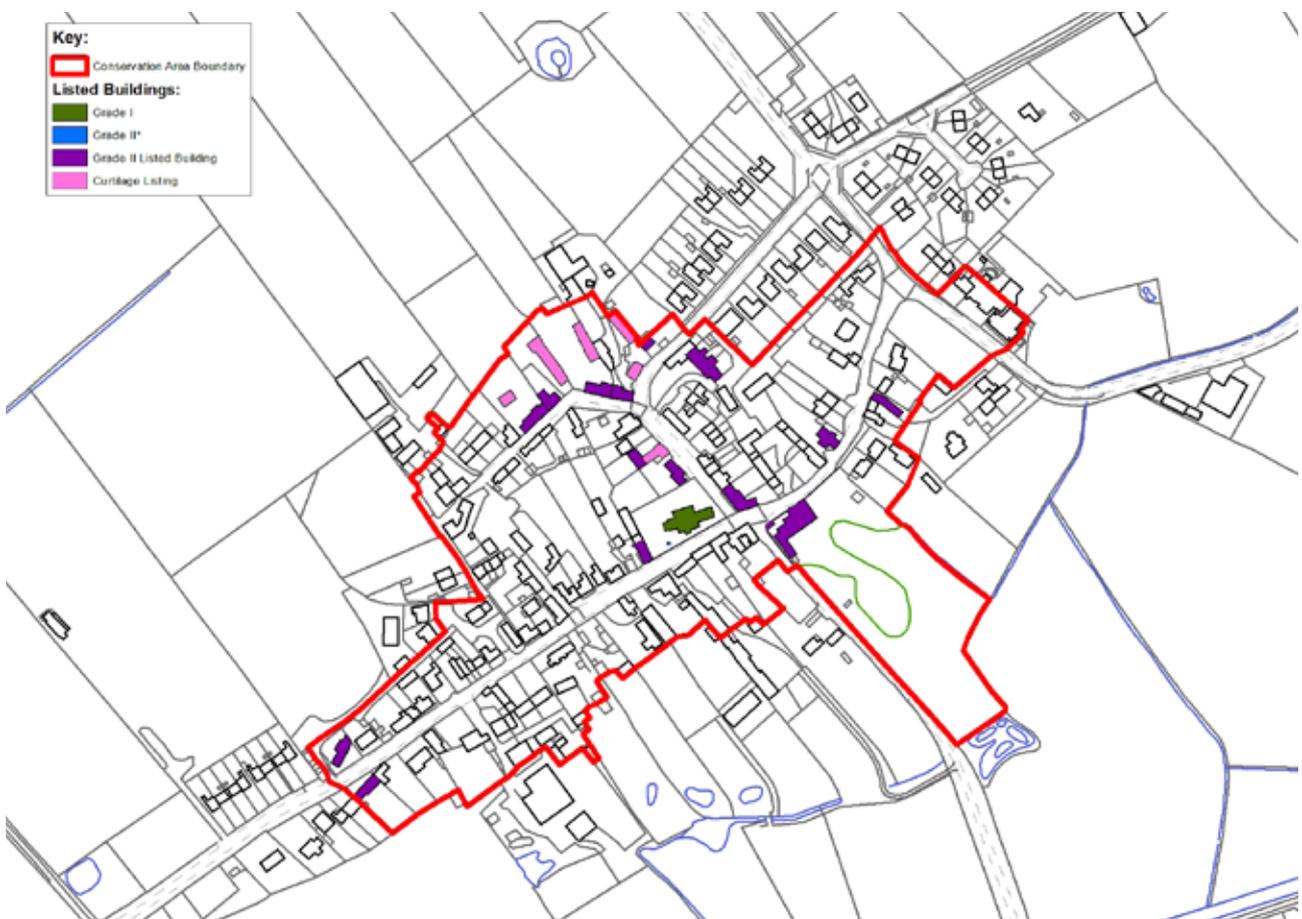
2. Planning Policy

2. Planning and Policy Context

2.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to identify areas of 'special architectural or historic interest the character and appearance which it is desirable to preserve or enhance 'through an appraisal process and to designate them as Conservation Areas. Since 1967 some 9600 Conservations have been designated in England, including 60 in Cherwell District. The purpose of this Conservation Area Appraisal and management plans is:

- to provide a clear definition of an area's special architectural or historic interest;
- to identify ways in which the unique characteristics can be preserved and enhanced;
- to strengthen justification for designation of the conservation area;
- to create a clear context for future development in accordance with conservation area policies in the Local Plan;
- to consult with the public and raise awareness of conservation area issues.

Figure 2. Area designations for Charlton-on-Otmoor



- 2.3 This assessment and management plan aims to promote and support developments that help to preserve and/or enhance the character of the Charlton-on-Otmoor Conservation Area. It is not an attempt to stifle change. Our responsibility towards the conservation of our built heritage must be balanced with the demands of progress and growth. This document examines the reasons for designation, defining the qualities that make up its special interest, character and appearance. The omission of any reference to a particular building, feature or space should not be taken to imply that it is of no interest.
- 2.4 The identified significant heritage assets for Charlton-on-Otmoor are shown in Figure 1. These include designated heritage assets such as Listed Buildings and Scheduled Ancient Monuments, the conservation boundary and tree preservation order.
- 2.5 The council is obliged by the National Planning Policy Framework (NPPF) to identify 'heritage assets' that are locally significant. That is a structure, object or place that may have historical importance or contribute to the built heritage, character or appearance of the area. Buildings and structures, which make a positive contribution to the conservation area, are identified in Appendix 3 and will be considered for inclusion on the district wide Register of Local Heritage Assets.
- 2.6 This document should be read in conjunction with The Cherwell Local Plan 2011-2031 Part 1. Adopted 20 July 2015 and the National Planning Policy Framework . The Local Plan sets out a number of policies for villages. In Policy Villages 1 Charlton-on-Otmoor is defined as a category C village. This means that infilling and conversions are possible in this area
- 2.7 This draft appraisal was subject to public consultation, which ran from 29th May 2018 - 10th July 2018.

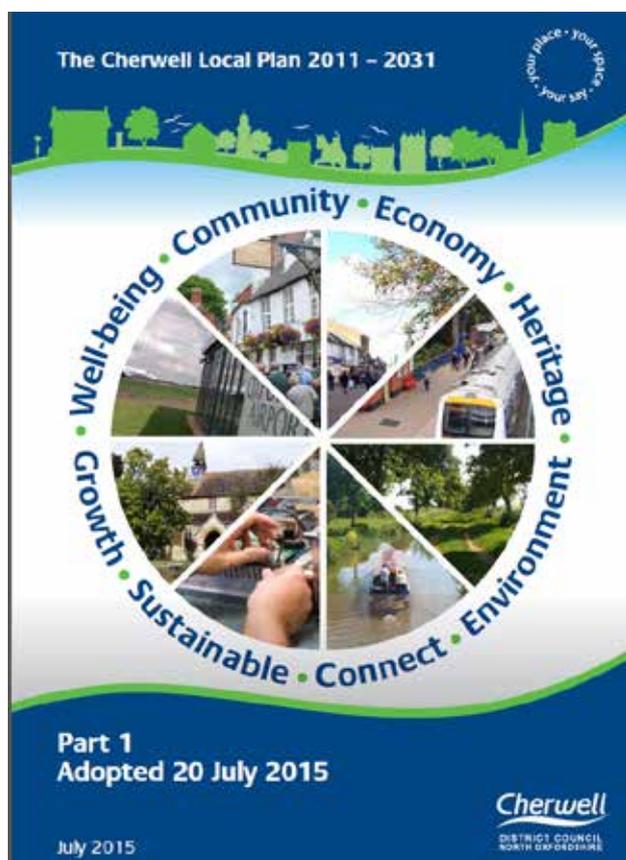


Figure 3. Cherwell Local Plan

3. Geology and Topography

3. Geology and Topography

- 3.1 The underlying geology in the parish of – Charlton-on-Otmoor is a mixture of Cornbrash Formation – Limestone, Kellaways Clay Member – Mudstone and Forest Marble Formation – Mudstone. The settlement is located on the northern edge of Otmoor.
- 3.2 The village stands on a rocky eminence (223ft) on a dome of Cornbrash with an outcrop of Forest Marble. The major part of the parish lies on Oxford Clay,
- 3.3 The area sits on a ridge along the northern edge of Otmoor. The village has lanes running off the High Street falling away towards lower ground of Otmoor. The village and church are landmarks in the surrounding countryside.

3.4 The settlement is defined by its geographical location. The northern boundary of the ancient parish follows the River Ray and one of its feeders; the southern boundary skirted the northern edge of Otmoor. The main arm of the River Ray runs through the centre of the Parish, between Charlton and Fencott villages, part of the new River Ray, dug in 1815 to drain Otmoor.

3.5 To the south the area is designated as a Site of Special Scientific Interest. (SSSI). The reason for its designation is due to it being a large howl-shaped area of land on the flood-plain of the River Ray to the East of Oxford. The area of SSSI represents the core of what was, until recent times, an extensive area of wetland which was flooded in the winter and was traditional managed as rough grazing marsh.

part. To the west, the land falls sharply away into

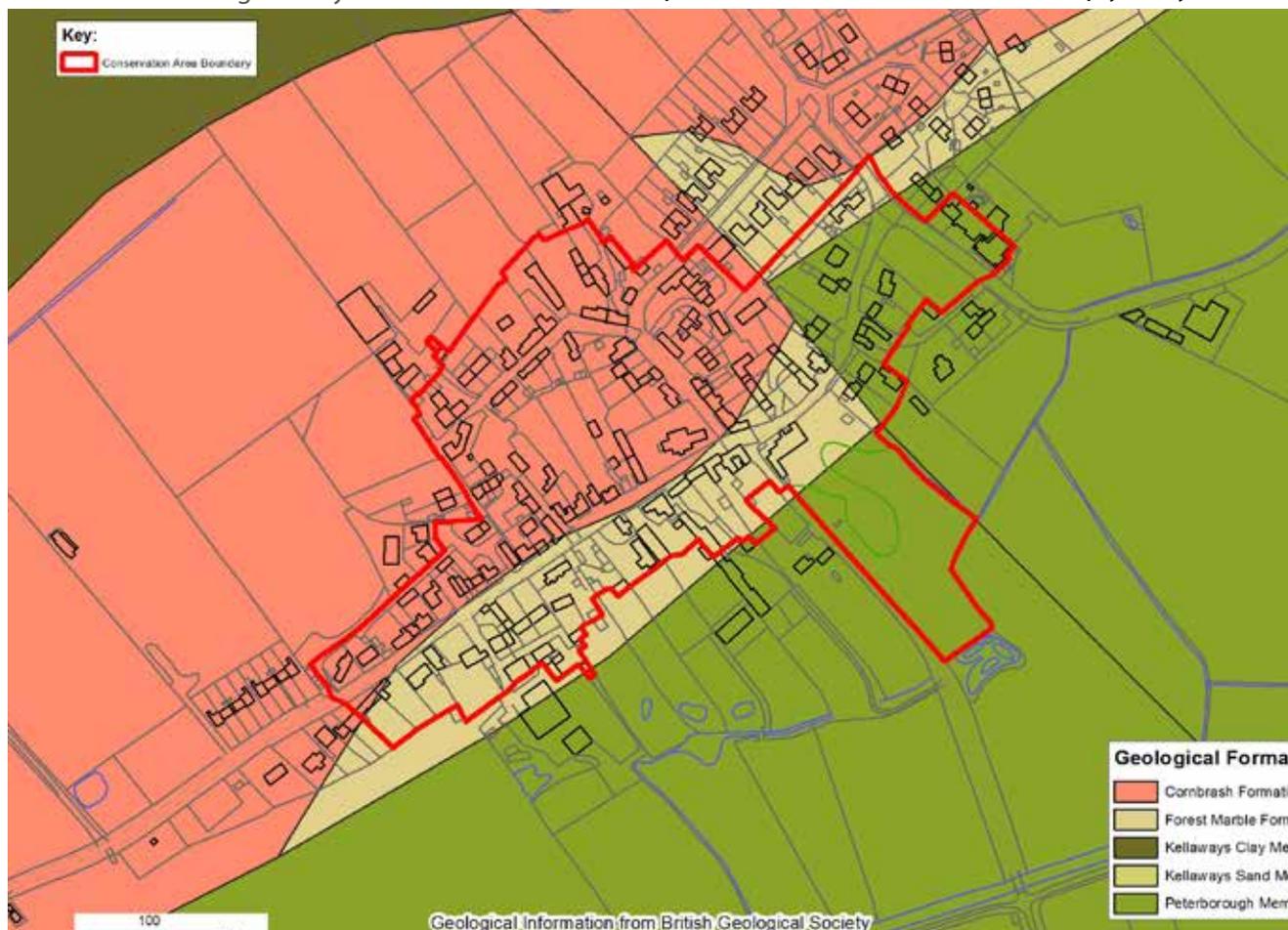
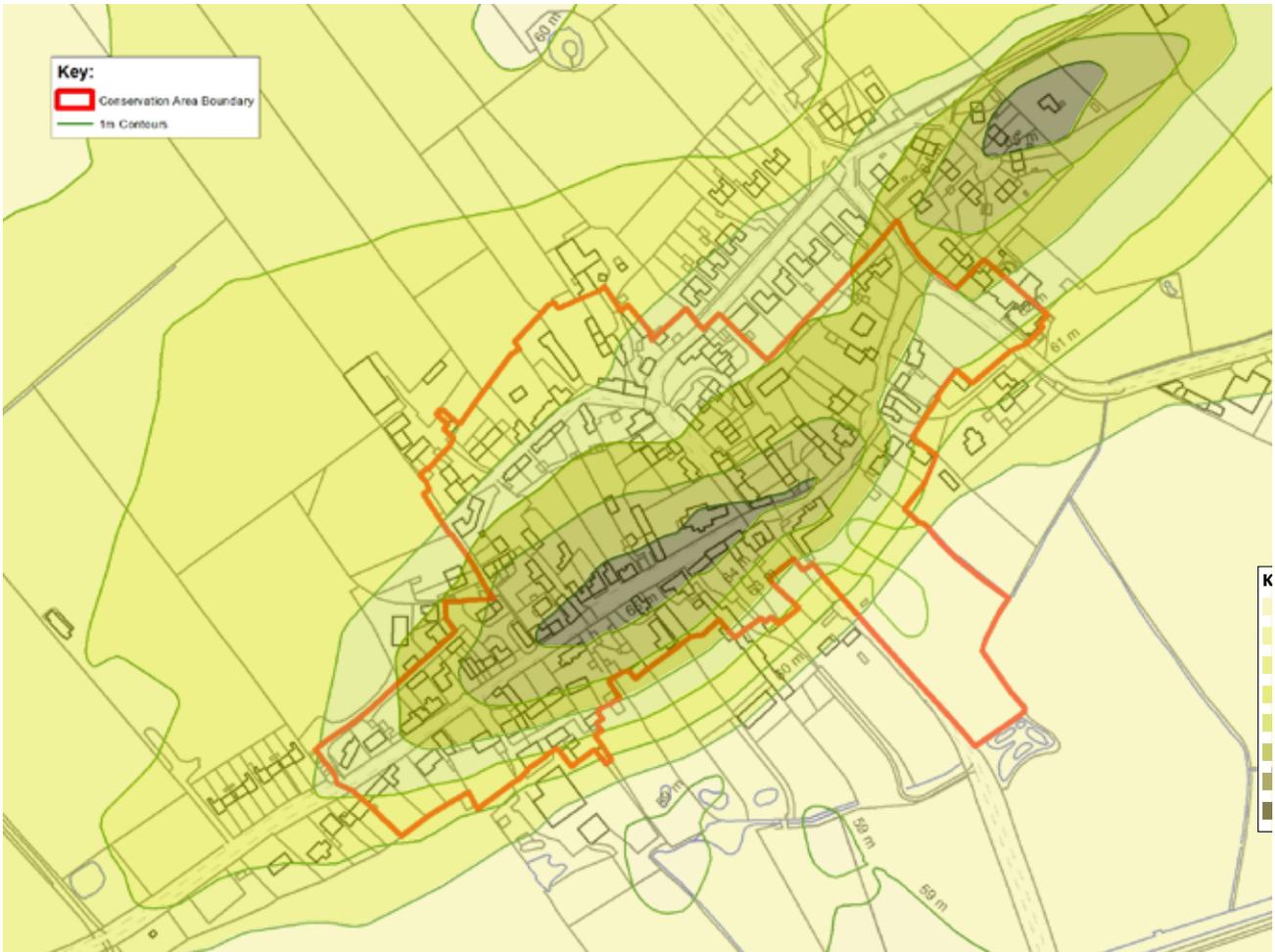


Figure 4. Geological map

Figure 5. Topographical map



High Street - the land falls away, giving long views over Otmoor

4. Archaeology

4. Archaeology

4.1 There is little evidence of prehistoric habitation within the current settlement limits. However, there have been a number of archaeological structures and finds from the Medieval and post medieval period which are reported below. A Roman Road ran through Otmoor, and there have been older archaeological finds in the wider area.

Historic record

4.2 The Historic Environment Record indicates a number of archaeological monuments and find spots close to the settlement. These predominantly appear to be associated with the Mill Lane area.

A) Evidence of Medieval - Post Medieval windmill mound. Earthwork reported in 1973

B) Site of Medieval - Post Medieval windmill. Used 1610 - 1905. Disused by 1920. Now demolished.

C) Site of post medieval brick kiln. Disused by 1876. Now demolished

D) Site of quarry, shown on 19th C. OS maps.

E) Evidence of Medieval - Post Medieval windmill mound. Earthwork reported in 1986

F) Inhumation of possible medieval date. Found in 1940, during digging operations at Crown PH.

Figure 6. Archaeological constraints area



5. History and Development

5. History and Development

5.1 The Charlton-on-Otmoor Conservation Area Appraisal provides a brief overview of the history and development of the settlement. It is not intended to be the definitive history of the area. Further information about the history of the settlement can be gained from the Victoria County History, the Oxfordshire Local History Centre and other sources.

5.2 In the 19th century Charlton civil parish had an area of 822 acres and the hamlets of Fencott and Murcott formed a separate civil parish of 1139 acres. In 1932 Fencott and Murcott parish was enlarged to 3,333 acres, when 2,194 acres of Otmoor as transferred from Beckley. Thus the ecclesiastical parish of Charlton (which still included Fencott and Murcott) was increased to 4,155 acres.

Early and Manorial History

5.3 It is not clear when the current settlement was formed, however the archaeological records indicate significant Roman and prehistoric activity in the surrounding area (page 10).

The historic development of the Charlton-on-Otmoor can be traced back as far as 11th century.

5.4 The layout and development of village was determined by the manorial system with a Lord of the Manor and small tenant farmers working strips of land often dispersed across the manor. It determined the settlement pattern of the village with four main areas: the manor house and accompanying village, farmland (strip-farming), meadowland, and wasteland.

5.5 There is no evidence of a Manor house in Charlton although a contemporary account described The Rectory in 1634 as “the manor house of The Rectory” Manorial rights existed from the 11th century through to the early 20th century (1902) passing from the de Grantmesnil family to the alien priory of Ware a cell of St Evroul who held it up until 1414 when it was suppressed. The manor was granted by Henry V to his new foundation at Sheen the following year until the Dissolution in 1539. In 1552 Charlton manor was still in the king’s hands. But in 1558 and 1569 it was conveyed to a group of Londoners as security for loans to Elizabeth I who recovered it in 1562. The manor then



Properties on High Street

passed through a number of families though marriage or security on loans. Although there were new lords up until 1874 there was very little land associated with this ownership although manorial courts were held until the 1820s.

- 5.6 A belt of old enclosures – The Woodside and Mansmoor closes lies to the north of the present village. Their shape suggests that they had once been arable land. In 1622 four open fields were recorded. These remain virtually unchanged until Inclosure in 1858. The distribution of glebe arable land in 1634 was: North Field 14 Lands: Middle Field 13 Lands, Field next Fenced 17 Lands, and Field next Oddington 20 lands.

- 5.7 There was a slight increase in prosperity in the late 16th and 17th centuries due to the rise of a few yeoman families particularly the Alley and Leveret family, Coopers, and Priests were

particularly prominent in the parish from the 16th century through to 19th century. This was the predominant settlement pattern before the Enclosures of 1858. Cottagers and small farmers suffered from the inclosure of Otmoor in 1815. It deprived the poorer cottagers of their livelihood and involved losses to the small farmers. Awards made in the 1815 saw 138 acres bought by wealthy landowners as smaller proprietors were too poor to fence their land and sold them on. As a result the size of farms became larger as many of the smaller farms were subsumed which led to the subsequent rise of the Yeoman farmer.

- 5.8 The Napoleonic Wars resulted in the poor rate being increased by at least eight times between 1776 and 1815 as the conflict saw many plunged in to extreme poverty. The conflict with France saw the price of food rise due to the difficulty of importing cheap grain plus the increasing tax burden to fund the war effort.

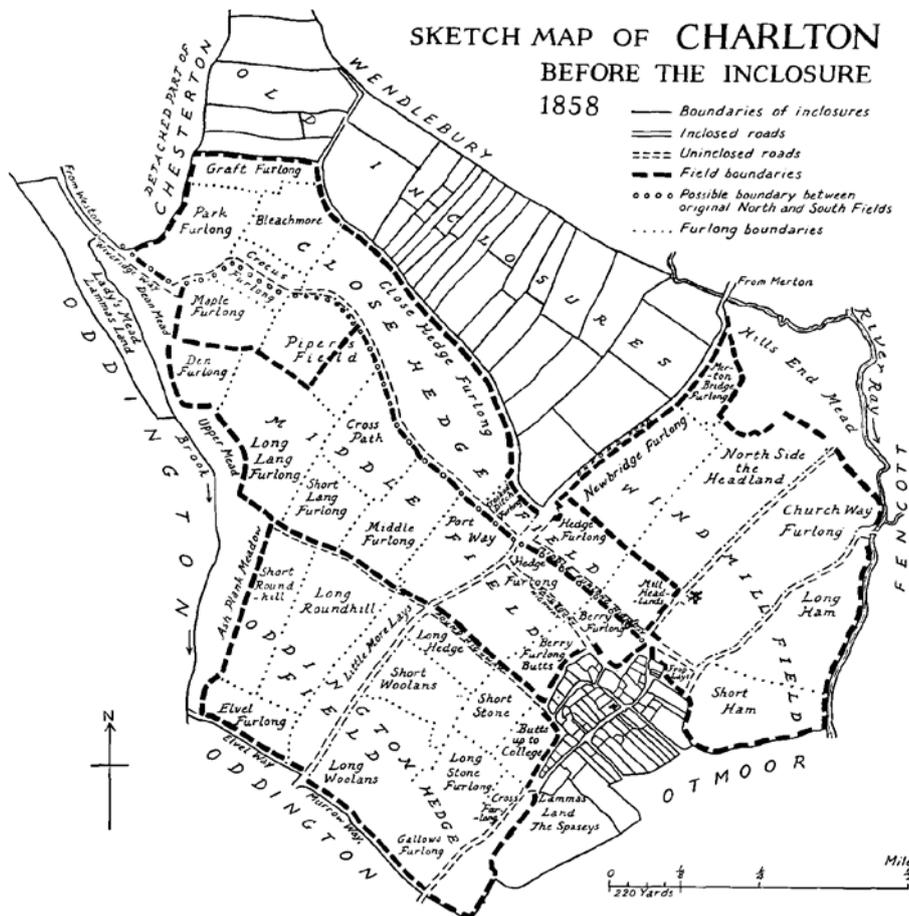


Figure 7. Map of area Pre-enclosure showing likely medieval plan of the village

Enclosure

- 5.9 There were four open fields in Charlton in 1622 and these remained unchanged until their enclosure in 1858. The distribution of glebe arable land in 1634 was: North Field 14 Lands; Middle Field 13 Lands, Field next Fencott 17 Lands, and Filed next Oddington 20 lands.
- 5.10 The draining of Otmoor and Inclosure had more dramatic results. The first suggestion of drainage and Inclosure of Otmoor seems to have come approximately in 1728. No action was taken but subsequent schemes put forward by Sir Alexander Croke in 1787 and George, Duke of Marlborough in 1801 met with opposition. In July 1815 an Inclosure bill incorporating a major drainage scheme was passed. Further opposition and delaying lawsuits meant that the actual award was not made until 15th April 1829.
- 5.11 Contemporary evidence shows that the immediate social effects were distressing. Smallholders and cottagers who previously kept geese on the moor and had rights to fish and fowl were deprived of these valuable sources of income and food. It seems that the flood water which had been considered as the moor's main problem may have given it what fertility it possessed. Land values failed to rise as expected and the vast amount of hedging, ditching and major drainage operations involved made it one of the costliest of parliamentary Inclosures. Only the large land owners could afford to take up their allotments, smaller ones were quickly sold at low prices.
- 5.12 General discontentment came to a head in 1830, when farmers whose land flooded as a result of the cutting of a new channel for the River Ray cut the new dykes allowing the river to return to its ancient course. The farmers were acquitted of felony at Oxford Assizes. This was followed by wholesale unrest and troops were summoned. Forty four men were arrested only to be dramatically rescued by a mob on their way to Oxford Castle amid the fair of St Giles. Some were later sentenced, but recommended

mercy. These events caused the foundation of the Otmoor Association, to protect the rights of Otmoor commoners.

- 5.13 Post Inclosure the rise of the Yeoman Farmer coincided with large farms. By 1830 larger farms were being formed as a direct result of the Inclosure and draining of the moor. Smaller farmers could no longer sustain livelihoods and sold their land off large land owners. In 1844 six out of sixty two holdings were over 50 acres. Charlton fields were finally Inclosed in 1858, the largest allotment going to Oriel College.
- 5.14 By 1844 out of 62 holdings, 6 were over 50 acres. Oriel College held about 140 acres by 1850s, acquiring land once held by the Alleys and Coopers. The amalgamation of estates led the three largest proprietors between them holding what had been eight separate holdings. Twenty two proprietors received awards, fourteen of them freeholders, but double that number of cottages received nothing.

Agriculture

- 5.15 The early settlement recorded 15 ploughs in the and all the available arable land was probably under cultivation.
- 5.16 Inclosure led to better drainage and cultivation, supporting the rise in larger farms. In the second half of 19th century the number of farms declined. There were 33 farmers in Charlton and hamlets in 1863 and 17 in 1903.
- 5.17 John Rowland had become the principal landowner in 1887 together with Oriel College who sold their estate in 1920-1.
- 5.18 The land changed from over 1500 acres of arable farming in the parish in 1844 to dairy farming in 1914, responding to the demand for milk consumption. By 1939 most of the land was permanent grass and there were only two small patches of arable land left.

Population

- 5.19 The 1086 Domesday record for the village indicates a settlement of about 32 families. In 1334 Charlton was amongst the highest villages assessed for tax in the Ploughley Hundred, although by 1523 it was amongst the poorest.
- 5.20 The village was not prosperous for most of its history. In 1662 there were 24 houses listed for the hearth tax of 1662 and in 1665 there were 16, of which 4 were substantial farmhouses for which 4 or 3 hearths were returned. Apart from the Rectory the village has never had any house of note and there are no records of the existence of a manor house.
- 5.21 In 1786, following enclosure, there were 19 farmers in the hamlet, though only 6 were owner / occupiers. This had reduced to 5 farms by the mid 19th century, these can be seen on the historic OS maps from the period. It is likely that mixed and sheep farming were predominant. Today Manor Farm (CR Adams and Sons) remains as the only working farm in Charlton and modern agricultural buildings are prominent at the eastern edge of the hamlet. the land is owned by New College.

Industry and Employment

- 5.22 Charlton supported the traditional crafts and trades associated with agriculture, including millers, innkeepers, blacksmiths and from 1737 to the second half of the 19th century a maltser. Even today several of the village streets and house names reflect these past uses including Malt House, Blacksmith Lane and The Old George and Dragon. The possible site of the windmill has been identified east of the present village, first mentioned in 1294, it was disused by 1551. A later water mill was closed by 1920. Stonemasons are known to have lived in the village until the 20th century A brickworks using local clay was disused by 1876.

Education

- 5.23 It was reported in 1759 that the rector was teaching a few children reading and writing at his own expense, but no further teaching was recorded until 1815. About fifteen children were said to be taught in the winter months and the farmers were reported to be too poor to pay for a school. No elementary school existed till 1833 when there were four day schools with a total of 70 pupils. The Rector was reported in 1854 to have supported two dame schools. The Inclosure award of 1858 set aside land for a school and in 1866 Charlton Parochial and a master's lodge were built mainly at the expense of the Rector. Pupil numbers gradually increased until reorganisation as junior school in 1937 (46 pupils) and a controlled school in 1951 with 60 pupils 1954. The school remains on the same site today.



Charlton-on-Otmoor School

Religion

- 5.24 The earliest mention of a Church in Charlton is in the 11th century, although the present church of St Mary the Virgin dates mainly from 13th and 14th centuries. The interior of the Church is noted for its 13th century wall paintings and its richly carved rood screen dating probably from the 16th century.
- 5.25 The Rectory was one of the richest in Bicester Deanery in the 13th century, and a number of learned rectors were appointed. Some of the most distinguished residents were found amongst its rectors. Among them Thomas Lamplugh (circa 1658-85) became Bishop of Exeter and Archbishop of York. Thomas Falcon (1862-83) was responsible for improving The Rectory and building the school and school at Charlton in 1866.
- 5.26 Both the Baptists and the Methodists acquired considerable following at the beginning of the 19th century. A Baptist meeting house was first licenced in 1810 to be followed by the building of the chapel in 1835. A Methodist chapel was built in 1835. This was sold in 1920.



St Mary the Virgin Church

Transport

- 5.27 The nearest railway station is Islip, 2 1/2 miles (4 km) from Charlton. It is served by Chiltern Railways trains to London Marylebone via High Wycombe and to Oxford via Oxford Parkway.
- 5.28 The Buckinghamshire Railway between Bletchley and Oxford passes through Charlton parish and was completed in 1851. The London and North Western Railway took it over in 1879 and opened Charlton Halt, 1 mile (1.6 km) north of the village, in 1905. The Charlton Halt was closed in 1926 and passenger services on the line ceased between 1967 and 1987. From 2014 to 2016 Network Rail rebuilt the railway as a 100 mph (160 km/h) main line linked to the Chiltern Main Line by a junction at Bicester.

6. Historic Maps and Photographs

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Figure 8: O.S. map 1875

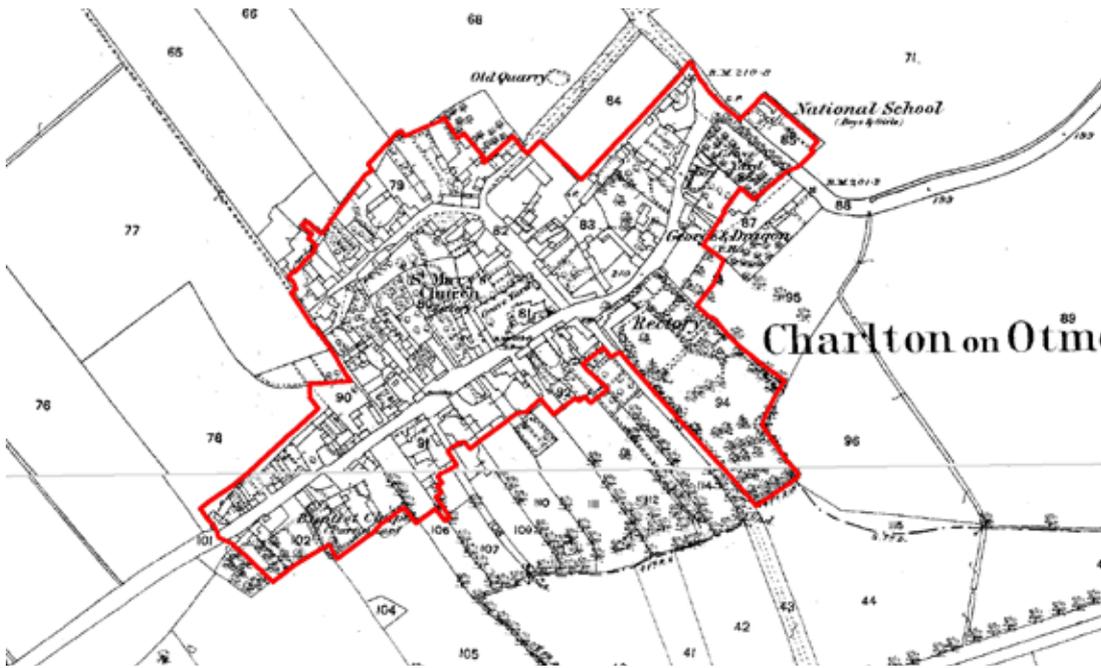


Figure 9: O.S. map 1913

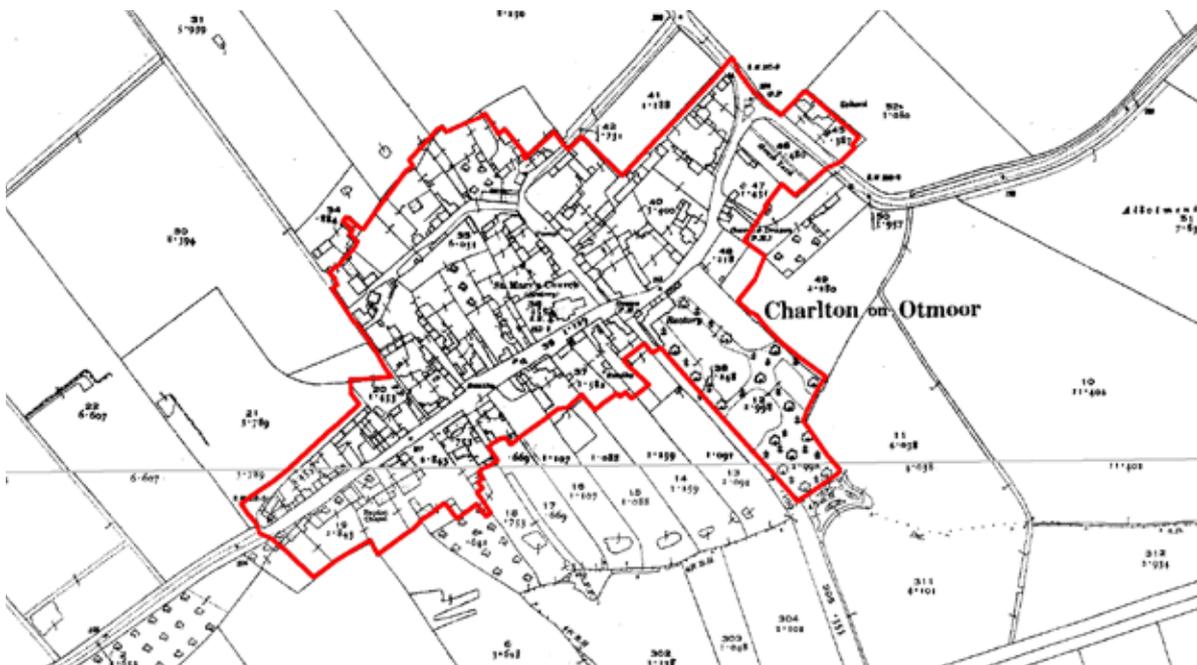


Figure 10: O.S. map 1958



Figure 11: O.S. map today





Main Street



High Street



High Street





High Street



High Street



High Street



7. Architectural History

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7.1 Charlton-on-Otmoor is characterised by vernacular buildings of largely two storey built of local limestone. A local antiquary Dunkin described the village in the 1820's as 'neat and commodius'. A contemporary drawing of the village street showed the stocks near the Church and the Crown Inn standing opposite.

7.2 There would have appeared to be much rebuilding ojin the 17h and 18th century. This period of building coincided with the rise of yeoman families, including the Alley or Leveret family, the Kirbys, Coopers and Priests. Parish Records indicate that these four families were prominent in the life of parish since 16th

century until their departure in 19th century. The village is distinguished by numerous small farm houses and cottages with roof coverings of thatch, Welsh slate and tiles with several of the ancient cottages that survive date from this period.

7.3 The impact of the Inclosure would have also seen the rise of the Yeoman farmer and increased wealth would have allowed for the building of higher status buildings other than the cottage farmer's one room dwelling.

7.4 Given its agricultural origins many of the farms buildings would have centred around the church and rectory where they were on higher and dryer land away from the moor.



The Old Post Office



Barn on Church Lane

Church / Chapel

- 7.5 The oldest building in Charlton is the Church of St Mary the Virgin. It is a stone building dating mainly from the 13th and 14th century comprising of a chancel, clerestoried nave, north and south aisles, western tower, and south porch. The 13th century nave is separated from the aisles by arcades of three arches. The northern arcade has remains of contemporary painted decoration on both arches and pillars. The three windows which are quatrefoil tracery on the northern side of the clerestory are probably of the same date. The tower arch is a good example of 13th century work. Also of 13th century is the lower part of the tower with a lancet window in the west wall, the south aisle with its plain doorway and porch, and the walls of the north side.
- 7.6 The church was extensively altered in the 14th century with further alterations in 15th and 16th century. Little restoration had occurred until 1757 when the roof was repaired and again in 1807. G.E Street had also completed work on the roof in 1857 together with the north aisle which were both in a bad state of repair. The tower was repaired in 1954, and in 1955 the church was re-roofed and the plaster ceiling of the nave was totally removed so as to totally expose the medieval roof-timbers.
- 7.7 The Baptist chapel was built in 1835. It is constructed in limestone. The Welsh slate roof has a very low pitch. It has transomed windows under stone lintels with keystones. The railings which front the property are a prominent feature of the street scene.



Views of Church



Former Methodist (top) and Baptist (bottom) Chapel

The Rectory

7.8 This is by far the most imposing house in the village, enlarged by the rector John Knipe in 1805. It is an L-shaped house of three stories. The old Rectory part of which still survives, was also in its day a substantial 'gentleman's residence'. In 1634 it was described as 'the manor house of the rectory'. It was at that time a long building of two stories with a cock-loft over two of the rooms. There were at least thirteen rooms, five of which are said to have chimneys. Several rooms had boarded floors,

wainscoted walls and plastered ceilings. It was separated from 'the common street' by a walled garden and had another garden and orchard to the south-east. The rector returned six hearths for this house for the hearth tax in 1665.

7.9 Knipe's new house is built of coursed rubble. It had a pedimental porch on the north front; a high wall separated it from the street. Dunkin thought it pleasant residence "calculated to convey to posterity the rector's superior taste and public spirit". After the second world war it was divided into two: the older half serves as the Rectory and the newer half as a private residence.



The Rectory



Former Public House - George and the Dragon

Inns / Public Houses

7.10 Both the Crown and the George were known by those names in 1785, but they were probably inns very much earlier as an innkeeper is mentioned in 1618. The 'George and the Dragon' at the eastern end of the village is a two-storied house with a stone date 1691 on the north-east gable. It originally consisted of one room up and down, but two more rooms have been added at the back. It was here that the moor-men resolved to form the Otmoor Association in 1830.

Farm complexes

7.11 The older farm buildings are largely constructed of limestone rubble, with roofs of varying materials. Many of these are located on Church Lane and including Home Farmhouse and Village Farmhouse built early in the 18th century with fields behind away from the moor and the River Ray.

7.12 A number of farmhouses have been converted into residential use but still reflect their agricultural origins with the collection of building around a central yard and collection of outbuildings.

7.13 These buildings make an important contribution to the character of village in terms of the materials for construction, their plan form and relationship to the open country side with the farmhouse close to the road, the barn and other outbuildings to the side / rear and the farmland to the rear. This grouping and arrangement is still evident today.

7.14 Among the 17th century houses is Yew Tree Farm, a two-storied rectangular house, with two casement windows with wooden lintels and frames. There is a staircase projection at the back, and a few old ceiling beams with fluer-de-lis stop chamfers remain inside.

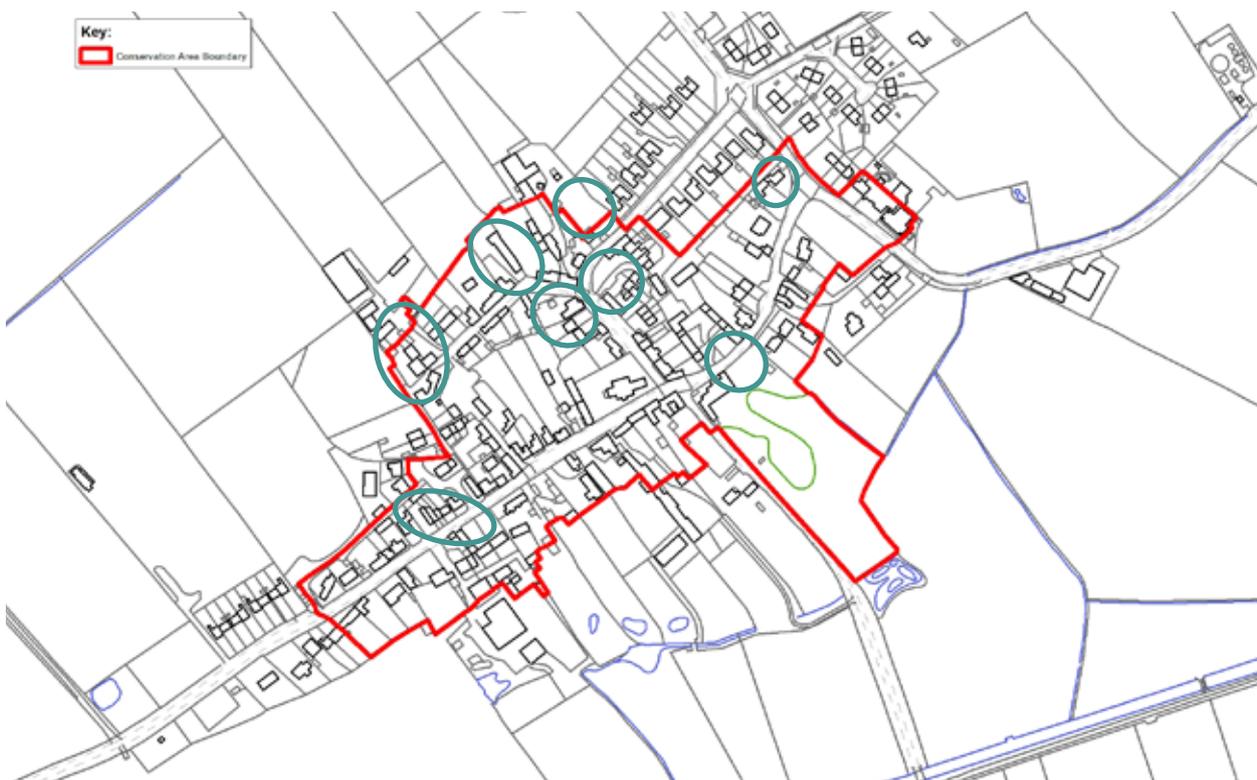


Figure 12: Map of farmsteads

Barns and Outbuildings

- 7.15 Barns and outbuildings are an important part of the fabric of Charlton-on-Otmoor. These buildings are typically part of a larger farm complex. Many of the barns in Charlton-on-Otmoor have now been converted into residential use, though some are used for general storage.
- 7.16 The character of the former agricultural buildings varies depending upon their age and use. The conversion of these buildings has had some impact on the character of the conservation area, though many of the conversions have been very successful. Architecturally the buildings are very simple, and can be characterised by their lack of ornamentation and functional openings.
- 7.17 Cherwell District Council has written guidance on the conversion of agricultural buildings which can be found on our website.

Other Buildings

- 7.18 The productive buildings period of the 18th century saw a number of farms and cottages constructed or altered. These tend to be in the centre of the village and include Village Farmhouse, Wickey Up (previously Home Farmhouse), Cumberland House and barns now converted at Manor Farm and Mill Barn House. Most of the surviving ancient cottages date from that century or the first quarter of 19th century. There are many listed buildings in the village alongside a number of unlisted buildings that make a positive contribution to the areas character.
- 7.19 On the outskirts of the village, Grebe Cottage and Woodbine Cottage are believed to have 17th century origins. Stonehurst is attached to the listed thatch property Woodbine Cottage. Together with Grebe Cottage at the western entrance to the conservation area they are of group value.



College Farm Cottages

7.20 Four cottages including Wayside and Sunrise Cottages in the High Street are small scale limestone cottages under very low pitch Welsh slate roofs are typical of the village despite several 20th century alterations. The Old Post Office and The Cottage are two detached properties of two storey limestone construction situated close to the church. They are of some interest because of their position close to the church and for their general contribution to the street scene in the centre of the conservation area.

7.21 Ivydene is a two storey limestone property under a tiled roof. It is very typical of the conservation area and has some group value with its listed neighbour the former public house – The George and Dragon. Outbuildings of note include the building to the rear of Field House, important for its vernacular form, cast iron rainwater good and stone slate roof.

7.22 Along Church Lane Cumberland House has a stone inscribed with a date 1708 and two-storied cottage dated 1751.

7.23 A number of properties including Penlan and Cornerways and Halton House, the original wing of the old Rectory date from 17th century. Penlan and Cornerways may have earlier origins.

Modern Development

7.24 Twentieth century properties tend to be concentrated on the outskirts of the village. They are generally undistinguished and contribute little to the value of the village as a conservation area.

7.25 A number of new properties have been built in conjunction with an older farm buildings forming small complexes, for example College Farm Cottages and Markhams Court on High Street. For the most part these sit comfortably respecting the form, scale and material of the older neighbours.



Old Village Hall



Markhams Court

8. The Character and Appearance of Charlton-on-Otmoor

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Settlement pattern

8.1 Charlton-on-Otmoor is a settlement of agricultural origins that is centred round the church and rectory. Historically farms were located in the village where development was favoured on the higher dryer land away from the moor. The village is linear in form. Plots on the southern side of High Street historically extended to the ancient course of the River Ray, diverted in the 19th century when Otmoor was drained. Church Lane which loops north west encircling the church is the only side street of any age. A number of short closes are found off the High Street, with properties gable end to the main road creating a sense of enclosure.

8.2 Charlton-on-Otmoor is characterised by vernacular buildings of largely two storey built of local limestone. The frontage is broken containing detached properties and terraces of cottages and barns. Farm buildings, remain an important part of its character and several remain in agricultural use. The activity associated with these buildings is very much part of the character of and give the area a sense of purpose.

8.3 The settlement has an open feel with only a few trees and a number of informal grass verges to be found on High Street and Church Lane, which contribute to the open character of the conservation area. The visual and social centre of Charlton is the junction of the High Street with Church Lane.

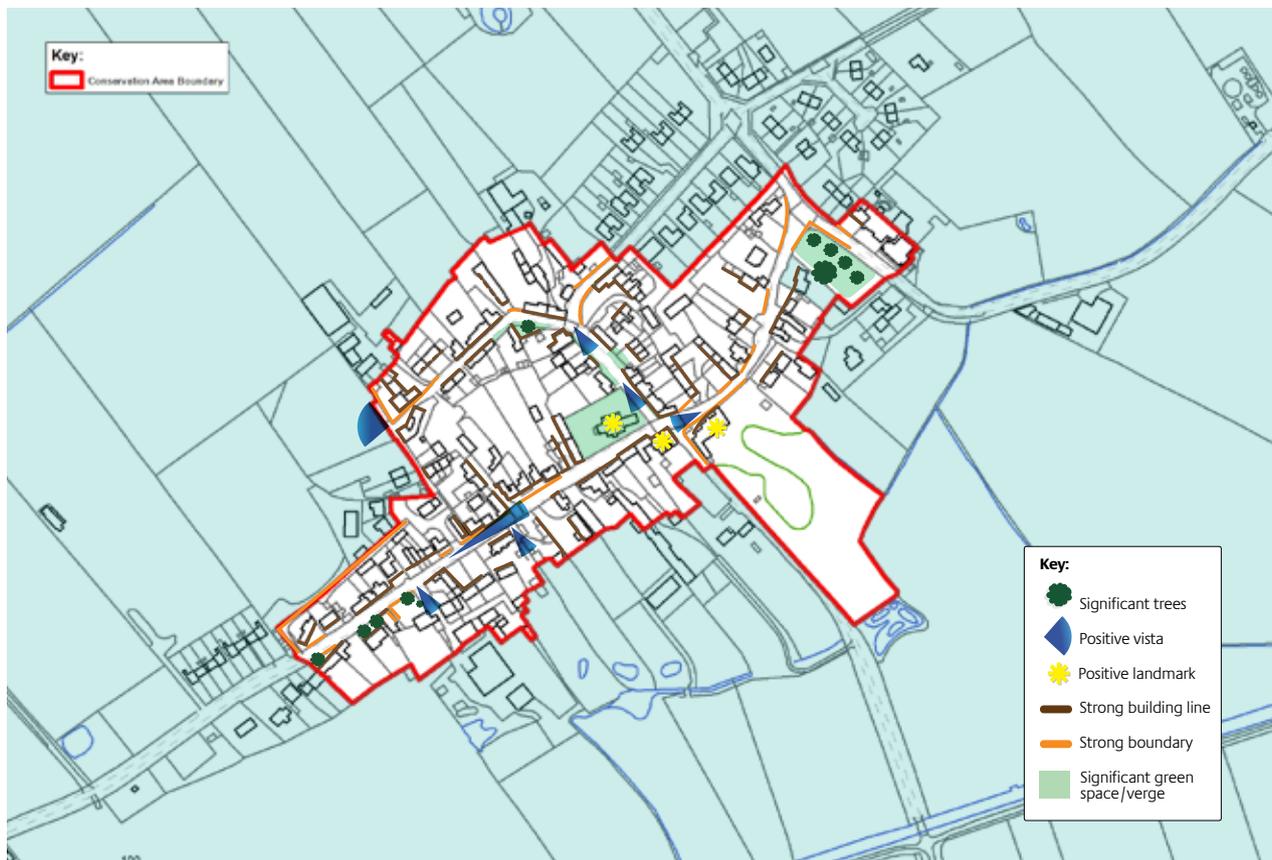


Figure 13 – Visual analysis of Charlton-on-Otmoor

Land use

- 8.4 The majority of buildings in the settlement are private, domestic buildings with only one remaining public house the Crown. The George and Dragon is now a private residence. The medieval buildings of the Church and the Rectory are physically dominant.

Building type, age and style

- 8.5 There are a number of high quality, high status medieval buildings in the settlement including the St Mary the Virgin and the former Rectory. These have been discussed in detail under in the architectural history section.
- 8.6 The remaining buildings in the settlement are domestic buildings of stone construction built in vernacular tradition dating from the 17th century onwards. These are predominantly simple vernacular cottages, though there are a number of more substantial farm houses and other specialist agricultural buildings. Further information can be found in chapter 7 – Architectural History.



High Street

Scale and massing

- 8.7 St Mary the Virgin is a large parish church of significant scale. It is located in the centre of the settlement and is physically dominant in the locality. The remaining buildings in the settlement are all of domestic scale; predominantly to of two storey construction, occasionally three storey construction.

Construction and materials

- 8.8 A distinguishing feature of the settlement is the use of coursed limestone rubble for cottages, farmhouse, farm buildings, the rectory and the church. Some have been squared on principal buildings such as the church and the old rectory. These both have ashlar dressings. The only evidence of bricks is where it is used for chimneys
- 8.9 Roofing materials vary and include stone slate, thatch, old red clay tile and more recently Welsh slate, 20th century concrete tile and corrugated iron on some farm buildings. The tradition of thatch for roof remained strong due to the presence of the Shirley family described as “notable local thatchers”.
- 8.10 There are few examples of early windows including stone mullioned windows on Halton House. However, windows are predominantly of timber casements with wooden lintels which date from 19th and 20th century. There are several examples of 20th century style windows and hardwood casements on newer developments and later conversions

Means of Enclosure

- 8.11 The majority of buildings along the High Street are constructed against the highway and therefore the buildings themselves form the means of enclosure. There are, however a number of stone boundary walls. These often provide a sense of enclosure and continuity of building line.

Trees and Green Space

8.12 The settlement is particularly open in character due to the lack of street trees. However, trees contributing to the character of the conservation area include those at the front gardens of College Farm, Yew Tree Cottage and Woodbine Cottage. Others are found in the churchyard, the cemetery and forecourt of the school. Perhaps the most important are those contained in the garden of the Old Rectory, which also includes a number of mature tree belts.

8.13 The small triangular green in Church Lane opposite Village Farm is known as the village green and is the largest public open space within the conservation area. The churchyard is perhaps the most prominent open space in the village, occupying a commanding central position. Areas of private open space which contribute to the character of the conservation area include the front gardens of College Farm and Grebe Cottage.



The Green

8.14 The cemetery at the corner of the High Street and Fencott Road holds a prominent location opposite Laurel Farm. It is an important open space with mature trees, with gates dedicated to those Charlton-on-Otmoor men who lost their lives in the first world war. The gates serve as a war memorial. It was considered that all these elements make a positive contribution to the character of the village.

Carriageway, pavements, footpaths

8.15 Footpaths within the conservation area mostly follow roadside routes with the exception of The Tchure. This links High Street with the end of Church Lane and completes the loop around the church. It is surfaced in tarmac. It continues northwards past West View Farm out into the countryside. Otmoor Lane which runs southwards from beside Otmoor Lane which runs besides the Crown public house, is one of the main public routes to the moor with its network of footpaths and bridleways.



The Tchure

8.16 Pavements within the conservation area are of tarmac construction, and where kerbing exists is almost always in stone. There is little stone paving within the conservation area and what is there tends to be located in private areas, for example the stone path to the doorway of Highfield House.

Key views

8.17 Views into the High Street from the west are attractive and give glimpsed view of the St Mary the Virgin Church and other building sitting close the road edge. Views out of the village when looking eastwards towards Fencott show the lower lying land that surrounds the village.

8.18 Looking west up into the village from the junction of High Street and Fencott Road with its winding nature gives a sense of anticipation with entering the village. The George and Dragon, Tierce Acre, the Old Rectory and the Crown Public House make for an attractive gateway.

8.19 There are a number of glimpsed views of Otmoor that can be found along High Street. These views are important and help reinforce the relationship between the village and this important open area.

Opportunities for enhancement

8.20 There are few negative factors with the conservation area which is largely well maintained by its residents. Incremental development such as rooflights to the front elevations, loss of original doors and windows, historic fabric are all areas which could be reinstated or removed in the future. There is some neglect of several barns and outbuildings which is a cause for concern. Measures to ensure that there is no further decay of these buildings should be considered by the Council.



Views of Otmoor



Prominent Walls

9. Materials and Details

9. Materials and Details

- 9.1 Materials vary and include stone, slate, thatch, old red clay tiles and more recently Welsh slate, 20th century concrete tile and corrugated iron on some farm buildings.
- 9.2 Thatch roofs are still in evidence in the village and often longstraw thatch survives beneath layers of combed wheat reed which has become the dominant material. There are examples of ornamental block ridges, cement mortar fillets around bases of chimney stacks and eyebrow dormers, which are not traditionally used in this area.
- 9.3 Chimneys are largely brick shaft on earlier stone bases.

Windows

- 9.4 There are few remaining examples of stone mullioned windows at Halton House. Church Cottage is notable with its three light leaded windows and sash windows are found at the Old Rectory and on cottages which have been gentrified
- 9.5 Windows are predominantly timber casements with wooden lintels. Modern hardwood casements are also evident in the new developments.
- 9.6 Dormer windows are still evident in the village. Several cottages especially those with thatched roofs have eyebrow dormers, for example Home Farmhouse in Church Lane. Other dormers are largely of twentieth century origin.

Doors

- 9.7 These vary greatly in style. There are examples of plank doors at The Old Diary and The Cottage. Examples of panelled doors can be found at the Old Rectory, Willesden and Stone Hurst in the High Street. There also examples of 20th century style doors.



10. Management Plan

10. Management Plan

Policy context

10.1 The 1990 Planning (Listed Buildings and Conservation Areas) Act places a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of its conservation areas. In line with Historic England guidance (formerly English Heritage), Conservation Area Management Proposals are published as part of the process of area designation or review. The Conservation Area appraisal document is designed to inform planning decisions, and other actions that the Council and/ or property owners within the designated area take. The role of the Management Proposals is to identify actions that could contribute to the enhancement of the special character and appearance of the area by the Council, owners and other stakeholders alike.

10.2 The main threat to the character and appearance of any Conservation Area is the cumulative impact of numerous alterations, some quite small in themselves, to the traditional but unlisted buildings within the area. These changes include such works as the replacement of traditional window casements,

usually with uPVC double-glazing, replacement of original doors, additions such as non-traditional porches and erection of satellite dishes on the front elevations of properties. Such alterations to unlisted residential properties are for the most part permitted development and therefore do not require planning permission. Unauthorised alterations and additions may also be a cause for concern and are often detrimental to the appearance of a property. The loss of dilapidated stone walls can also have a significant impact. Both unsympathetic permitted development and unauthorised development cumulatively result in the erosion of the historic character and appearance of the conservation area.

10.3 The aim of management proposals is not to prevent changes but to ensure that any such changes are both sympathetic to the individual property, sympathetic to the streetscape and overall enhance the character and appearance of the conservation area.

10.4 The principal policies covering alterations and development of the historic built environment are given in Appendix 1

General Proposals for Preservation and Enhancement	
Boundary Treatments	The traditional stone boundary walls surrounding properties make a valuable contribution to the character of the settlement and the demolition of these features will be resisted. Hedges and mature trees, which sometimes line the boundary of properties also make a positive contribution.
Important Views	Views into and out of the Conservation Area are fundamental to understanding the development of Charlton-on-Otmoor. The views to the north and south of the settlement are similar in character due to the natural topography of the area. The views into the settlement from the eastern and western approaches are also of significance and should be given careful consideration.
Retention of historic features and building maintenance	Traditional architectural details and local materials are important and should be retained, repaired or reinstated where lost. It is important that traditional techniques and materials (including the use of lime mortar and the like for like repair of buildings) are used to retain the special historic character and appearance of the area. The unsympathetic alteration of minor features could have a significant impact on the character and appearance of Charlton-on-Otmoor. A selective Article 4 Direction could ensure that existing original and traditional details are protected and where necessary sensitively replaced in the future.
New Development	As a Category C village (Cherwell Local Plan 2006-2031: July 2015), the village is considered suitable for infilling and for the conversion of existing buildings only. Any proposed development or extensions must respect the scale, design, proportions and materials of the surrounding architecture to strengthen the cohesion of the street scene. It is crucial that the scale and diversity of the surrounding architecture is respected and that an imaginative and high quality design is employed.
Character of roads and lanes	The road running through the settlement is the B4027 and has to comply to highway standards. The rural lanes leading to the north and south of the central road have much more informal character and this should be retained in any new development. Care should also be taken with parking provision in the village, particularly around down the High Street and the Church Lane at the junction with the High Street, so the character of the area will not be compromised.
Archaeology	Charlton-on-Otmoor is an archaeologically rich area with evidence of Roman and medieval occupation of the area. Early consultation with Oxfordshire County Council's Archaeology Department in relation to any proposed new works involving foundation excavation or ground levelling is encouraged at the outset to prevent delay at the application submission stage.

11. Conservation Area Boundary Justification

11. Conservation Area Boundary justification

11.1 Charlton-on-Otmoor Conservation Area was designated November 1989 and was last reviewed in 1996. The boundary has been drawn to include the historic core of the village, centred on the church, The Old Rectory and a number of farmsteads. It encapsulates the High Street and the loop formed by Church Lane.

11.2 A review of the boundary has now taken place; this was based on an analysis of current and historical maps supplemented by investigation on the ground from public rights of way. The proposed boundary has been drawn based on current heritage policy and guidance and considers the importance of spaces and settings as well as buildings.

Key changes include:

- Extension to follow property boundaries
- Consolidation of boundary to include some select 20th century properties

Northern Boundary

11.3 From the western edge of the village, the boundary follows the track behind Glebe Cottage and the other properties on the north side of the High Street as far as Clifford House. Here the boundary loops to include the high limestone wall to rear of Peace Haven.

11.4 At The Tchure the boundary turns north westwards to include the footpath, excluding the undistinguished 20th century properties to the west.

The Boundary includes West View Farmhouse, including older outbuildings attached to the farmhouse, excluding the more recent farm buildings to the north. The boundary continues to follow the logical line marked by the field and rear plot boundaries to properties on the north side of Church Lane, encapsulating the farmyard and buildings at Village Farm include Dragon Cottage in the Broadway.

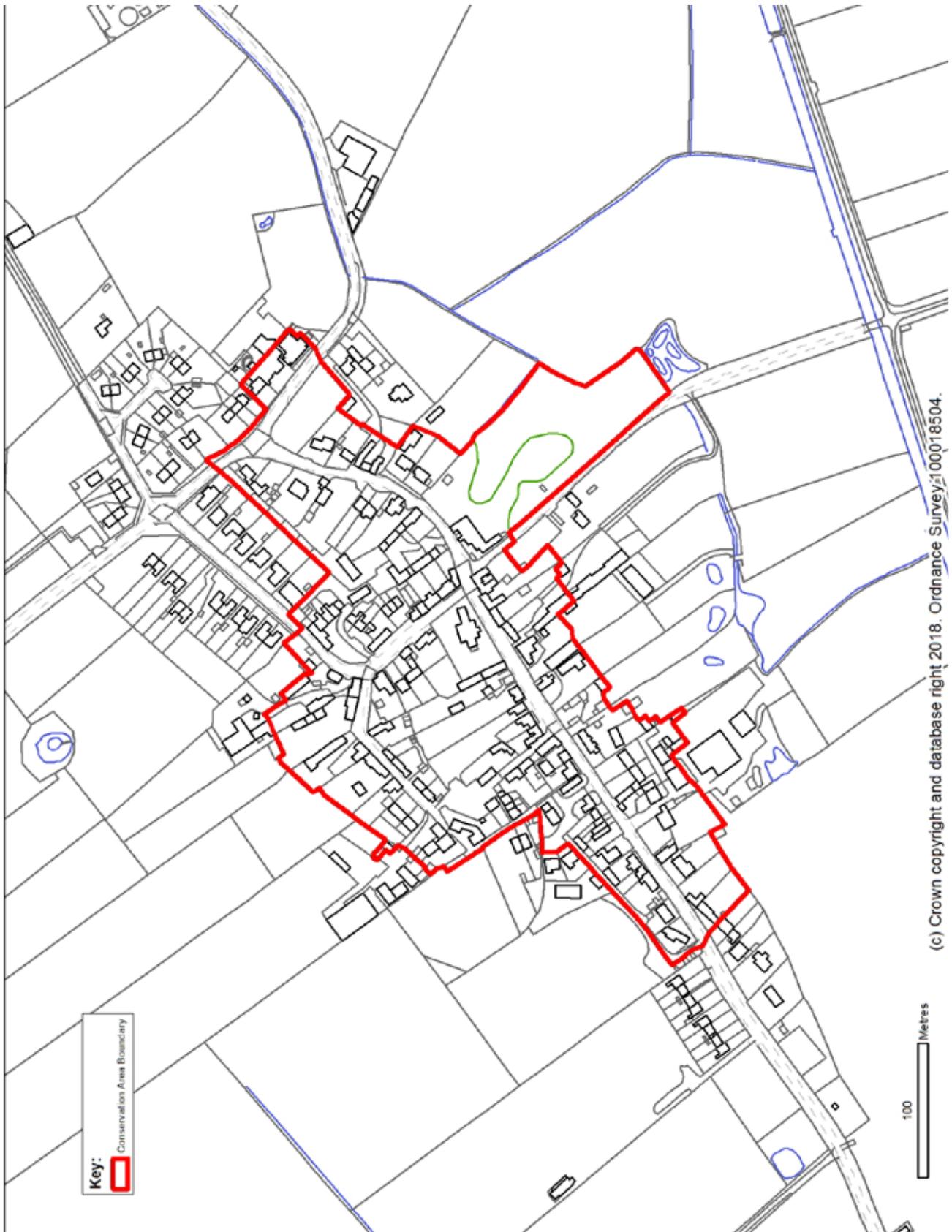
Southern Boundary

11.5 To the west the boundary includes the plot of Woodbine Cottage, then continues on a staggered route to the rear of the properties on the south side of High Street. In most cases plot boundaries are followed, bar the following exceptions:

- Below the bus depot, the boundary crosses the yard behind the large garage building and
- At College Farm the boundary cuts across the yard including the older outbuildings, while excluding the 20th century shed style buildings to the rear of the site.

11.6 To the east, the conservation area boundary includes the cemetery at the corner of the High Street and Fencott Road and the school and school mistress' house.

Figure 14 – The conservation area boundary for Charlton-on-Otmoor



12. Effects of Conservation Area Designation

12. Effects of Conservation Area Designation

12.1 Conservation areas are designated by the Council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. There are different planning controls in conservation areas and anyone proposing development should seek advice from Development Control and Major Developments at an early stage. The main effects of designation are as follows:

Development should preserve or enhance the area

12.2 Development should preserve or enhance the character or appearance of the conservation area, 'the special architectural or historic interest of which it is desirable to conserve or enhance'. This enables the achievement of higher standards of design in new developments and secures the conservation of existing important features and characteristics. Information supporting planning applications must demonstrate the proposal, and its impact on the conservation area, in sufficient detail to enable a thorough assessment. Land use planning policies in the Cherwell Local Plan and the emerging Local Development Framework aim to ensure that special attention is given to the preservation or enhancement of designated conservation areas. Proposals for new development will only be acceptable if they assist in the achievement of that objective

Control over demolition of buildings

12.3 Planning permission is required from Cherwell District Council, as the Local Planning Authority, for the demolition or substantial demolition of unlisted buildings in the conservation area. Where a building is of demonstrable architectural or historic interest, consent for demolition will only be given as a last resort.

Control over trees

12.4 The Council must be notified of any intention to carry out works to fell, lop or top any tree over 75mm (3 inches approx.) in diameter not already the subject of a tree preservation order. This provides the Council with an opportunity to consider making a tree preservation order and the provision of an extra degree of control over the many trees that are important to the appearance of the conservation area.

Protection of important open spaces and views

12.5 It is important to protect the open and aesthetic quality of the countryside adjacent to the village because it is integral to the character and appearance of the conservation area.

Open space sometimes has its own historic significance. The inclusion of peripheral open spaces around the settlement in the designation of the conservation area is to protect the specific character of the space.

Control over the demolition of enclosures

12.6 Consent is also required to demolish any means of enclosure over 1 metre in height abutting a 'highway' (including a public footpath or bridleway), waterway or open space; or above 2 metres in height in any other case. This means that walls not relating to listed buildings, that add so much to the character and appearance of the street scene, are afforded protection.

Powers to seek repair of unlisted historic buildings

12.7 The Council has powers to seek the repair of unlisted (as well as listed) buildings in a poor state of repair where the building makes a valuable contribution to the street scene or is of local importance as a building type.

Reduced permitted development

12.8 There are no permitted development rights for commercial properties. Within conservation areas there are restrictions on the size of extensions to domestic properties that may be carried out without specific planning permission including:

- A two storey rear extension of any dimension
- A single storey side extension of any dimension
- A building, enclosure, pool or container at the side of a dwelling
- Cladding in any material;
- Any alteration or extension to the roof;
- A satellite dish on any chimney, wall or roof slope that faces onto or is visible from a highway.
- A flue, chimney, soil or vent pipe on a wall or roof slope that fronts a highway or can be seen from a highway and forms the principal or side elevation of the house.

Any development should preserve and enhance the area

12.9 Land use planning policies in the Cherwell Local Plan aim to ensure that special attention is given to the preservation or enhancement of designated conservation areas, and proposals for new development will be acceptable if they assist in the achievement of that objective

12.10 Permitted developments rights both within and outside conservation areas can be subject to change. Further up to date information can be found on the:

Planning Portal <http://www.planningportal.gov.uk/permission>

or by contacting the Development Management Team of Cherwell District Council

planning@cherwell-dc.gov.uk

telephone 01295 221006.

13. Design and Repair Guidance

13. Design and Repair Guidance

13.1 High quality design and informed decision making are essential if we are to preserve or enhance the character and appearance of the conservation area. The following considerations are particularly important:

Scale

13.2 The settlement pattern of Charlton-on-Otmoor has historically been determined by its geographical constraints and any new development should reflect this and relate well to its immediate surroundings. The scale of any new development, including extensions and alterations to existing buildings, should reflect the predominant scale of the surrounding buildings. In Charlton-on-Otmoor the majority of buildings are two storey vernacular dwellings. The larger buildings in the settlement (such as church and some of the remaining farmsteads) have a specific function and make a particular individual contribution to the conservation area.

Proportion

13.3 In most buildings within the Conservation Area the relationship between windows, doors, floor heights and the relationship of solid to void in the design of elevations is very important. Traditional proportions should be emulated in new development. It is of particular importance that traditional proportions are respected when designing an extension to an existing building. In most instances these will need to be subservient to the existing properties.

Building Line

13.4 Frontage development must conform to the historic street pattern. In the majority of cases, especially around High Street and Church Lane, the historic layout of the village is linear with the buildings facing onto the road with their rooflines parallel to it.

Roofs

13.5 The majority of roofs in Charlton-on-Otmoor were originally thatched and there are still a large number thatched roofs remaining in the village. Replacement roofing materials have included slate and clay tile with only a minority of concrete tiles used within the settlement. It is very important that the original pitch of roofs is maintained. Traditional eaves, verge and ridge details should be retained. Chimneys are important features of the roof-scape, often constructed in brick, and should be retained even if no longer required for fireplaces. Where historic roofing materials are to be replaced the new materials should preferably match the original in colour, size, texture and provenance. Where ventilation is required (where roofs have been insulated for example), this should be achieved by inconspicuous means (e.g. under-eaves ventilation) and visible roof vents will be discouraged.

External Walls

13.6 Any alteration or repair to external walls must respect the existing building materials and match them in texture, quality and colour. Every effort should be made to retain or re-use facing stonework which should not ordinarily be rendered, pebble-dashed or painted. Repointing should be carried out with a lime mortar to match the existing in colour, type and texture. Hard, modern Portland cement mortars are inappropriate as they prevent the evaporation of moisture through the joints.

Rainwater goods

- 13.7 Rainwater goods (guttering, downpipes, hoppers) should be repaired if original or reinstated in original materials. Plastic guttering is not appropriate for listed buildings or buildings in conservation areas.

Windows

- 13.8 There are a range of windows in Charlton-on-Otmoor. Windows should be appropriate to the host building (casement or sash windows depending on building type), correctly proportioned, well related to each other and neighbouring buildings, and should respect any existing openings. Retention and repair of original windows is preferable to replacement. Where replacement is necessary it should match the original. The thickness and moulding of glazing bars, the size and arrangement of panes are vital elements in determining appropriate replacement windows, which respect the age and history of a building.

- 13.9 Inappropriate replacement windows can be extremely damaging to the character and appearance of a building and conservation area alike and can undermine a property's monetary value. Replacement of timber or metal windows with uPVC alternative, no matter what the pattern or design, is inappropriate. Where it is proposed to remove inappropriate windows; replacements should be sympathetic to the history and architecture of the building and its surroundings.

Doors

- 13.10 Old timber doors should be repaired rather than replaced wherever possible. The thermal performance of existing doors can be improved

by the use of draught-stripping and curtains. uPVC doors are not appropriate for the conservation area. Where the replacement of an existing door is necessary, appropriate traditional designs of sheeted or panelled timber doors should be used.

Boundary Treatment

- 13.11 Stone boundary walls make a significant contribution to the conservation area and should be retained in-situ where possible. Repairs should be carried out on a like-for-like basis using identical materials and techniques. Pointing existing walls with sand-and-cement mortar, for example, would be inappropriate.

Micro Energy Generation

- 13.12 Whilst the use of micro energy systems are generally encouraged and satellite information systems generally tolerated, special care will be necessary to find suitable sites for their use within the conservation area. Preference will be given to equipment located away from principal frontages. Equipment fixed to main or visible elevations or roof planes will damage the character and appearance of the conservation area.

Highway Works

- 13.13 The conservation area status of the village should be recognised and care should be taken when introducing any new items such as bollards, signs etc and these should be carefully sited and integrated with the surrounding area. Redundant or unnecessary street furniture such as signs or poles should be removed to reduce clutter. Specific care should be taken to retain the informal character of the lanes which are to ensure these areas do not become urbanised.

14. Bibliography

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15. Acknowledgments

This document has been produced as part of the District Council's ongoing programme of conservation area appraisals.

Images used are sourced from the Victoria County History Vol. VI and from the Oxfordshire Studies Library unless otherwise accredited.

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Appendix 1: Policies

There are a number of policy documents which contain policies pertaining to the historic built environment. The main policies are summarised in this section. Other policies of a more general nature are also of some relevance. These are not listed here but can be found elsewhere in the specific documents mentioned below.

National Planning Policy Framework

Main Legislation	National Policy Guidance	Local Policies
Town and Country Planning Act 1990	NPPF (National Planning Policy Framework) 2018	Adopted Cherwell Local Plan 1996
Planning (Listed Buildings and Conservation Areas) Act 1990	NPPG (National Planning Policy Guidance) 2014	Cherwell Non-Statutory Local Plan 2011
		Cherwell Local Plan 2011-2031

<https://www.gov.uk/government/collections/revISED-national-planning-policy-framework>

Section 16 – Conserving and enhancing the historic environment; paragraphs 184-202

Cherwell Local Plan 2011-2031: Part 1 Adopted 20 July 2015

EDS1: Mitigating and adapting to climate change.

EDS5: Renewable energy.

EDS10: Protection and enhancement of biodiversity and the natural environment.

EDS13: Local landscape protection and enhancement.

EDS15: The character of the built and historic environment.

Policy Villages 1: village categorisation: the village is Category C and therefore development will be restricted to conversions only.

Policy Villages 2: distributing growth; the village is Category C and therefore development will be restricted to infilling and conversions only.

Policy Villages 3: rural exception sites: rural exception sites will only be considered where there is an identified and demonstrable need which has the support of the local community.

Saved Policies

Cherwell Local Plan 1996

H5: Affordable housing to meet local needs will be negotiated within substantial new residential development schemes.

H12: New housing in the rural areas of the district will be permitted within existing settlements in accordance with policies H13, H14 and H15.

H13: Residential development will be restricted to infilling, minor developments within the built-up area, and conversion of non-residential buildings in accordance with policy H21.

H19: Proposed conversions will need to retain existing appearance and not cause harm to historic assets or wider countryside.

H21: Residential conversion favoured unless it would harm the character or interest of a building of historic interest.

C13: The ironstone downs, the Cherwell Valley, the Thames Valley, North Ploughley, Muswell Hill and Otmoor are designated areas of High Landscape Value within which the Council will seek to conserve and enhance the environment.

C18: Works to a listed building should preserve the building, its setting and any features of special architectural or historic interest. Alterations or extensions to a listed building should be minor and sympathetic.

C23: Presumption in favour of retaining positive features within a Conservation Area.

C27: Proposals should respect the historic settlement pattern.

C28: The layout, design and materials proposed within a new development should respect the existing local character.

C30: The design of the proposed scheme should show compatibility with the existing street scene and vicinity.

C33: Undeveloped gaps of land which have historic value, preserve the character of a loose-knit settlement or the setting of a listed building should be retained.

C38: Satellite dishes within a conservation area or on a listed building will not normally be permitted when they would be visible from a public highway.

Non-statutory Cherwell Local Plan 2011

EN34: Conserve and enhance the character and appearance of the landscape.

EN35: Retain features important to the character or appearance of the local landscape.

EN39: Preserve listed buildings and preserve and enhance the character and appearance of designated conservation areas.

EN40: Design control within a conservation area.

EN42: Consideration for change of use of a listed building.

EN43: Demolition of a listed building will need clear and convincing evidence.

EN44 The setting of a listed building will be respected.

EN45: Likely impact of proposals will need to be assessed before determining listed building consent applications.

EN45A: Local listing will be a material consideration.

EN47: Conserve, protect and enhance archaeological heritage, including its interpretation and presentation to the public.

EN48: Refuse development which would harm a designated landscape and/or battlefield.

EN51: Adverts in conservation area will need to pay special attention to preserving and enhancing the character and appearance of the area.

Appendix 2: Listed Buildings

Designated assets within Charlton-on-Otmoor Conservation Area boundary

1	Church of St Mary the Virgin	Listing	High Street, Charlton-on-Otmoor, Cherwell, Oxfordshire	I
2	Churchyard Cross Listing	Listing	Churchyard of St Mary the Virgin Approximately Charlton-on-Otmoor, Cherwell, Oxfordshire	II*
3	South Wall of Churchyard	Listing	High Street Charlton-on-Otmoor, Cherwell, Oxfordshire	II
4	The Old Rectory, Halton House And Attached Walls And Piers	Listing	Main Street, Charlton-on-Otmoor, Cherwell, Oxfordshire	II
5	Barn Approximately 50 Metres East North East Of Village Farmhouse	Listing	Church Lane, Charlton-on-Otmoor, Cherwell, Oxfordshire	II
6	Barn approximately 50 metres North West of Church	Listing	Church Lane, Charlton-on-Otmoor, Cherwell, Oxfordshire	II
7	Star House	Listing	Church Lane, Charlton-on-Otmoor, Cherwell, Oxfordshire	II
8	Home Farmhouse	Listing	Church Lane, Charlton-on-Otmoor, Cherwell, Oxfordshire	II
9	Village Farmhouse	Listing	The Broadway, Charlton-on-Otmoor, Cherwell, Oxfordshire	II
10	Dragon Cottage	Listing	The Broadway, Charlton-on-Otmoor, Cherwell, Oxfordshire	II
11	Cumberland House	Listing	Church Lane, Charlton-on-Otmoor, Cherwell, Oxfordshire	II
12	Botrell House	Listing	High Street, Charlton-on-Otmoor, Cherwell, Oxfordshire	II
13	The Old George And Dragon	Listing	Main Street, Charlton-on-Otmoor, Cherwell, Oxfordshire	II
14	Tierce Acre	Listing	Main Street, Charlton-on-Otmoor, Cherwell, Oxfordshire	II
15	Woodbine Cottage And Attached Outbuilding	Listing	High Street, Charlton-on-Otmoor, Cherwell, Oxfordshire	II
16	House Approximately 30 Metres North Of Church Of St Mary The Virgin	Listing	Church Lane, Charlton-on-Otmoor, Cherwell, Oxfordshire	II
17	Grebe Cottage	Listing	High Street, Charlton-on-Otmoor, Cherwell, Oxfordshire	II
18	Penlan And Cornerways	Listing	Church Lane, Charlton-on-Otmoor, Cherwell, Oxfordshire	II

Appendix 3: Local Heritage Assets - Buildings and Features that make a Positive Contribution

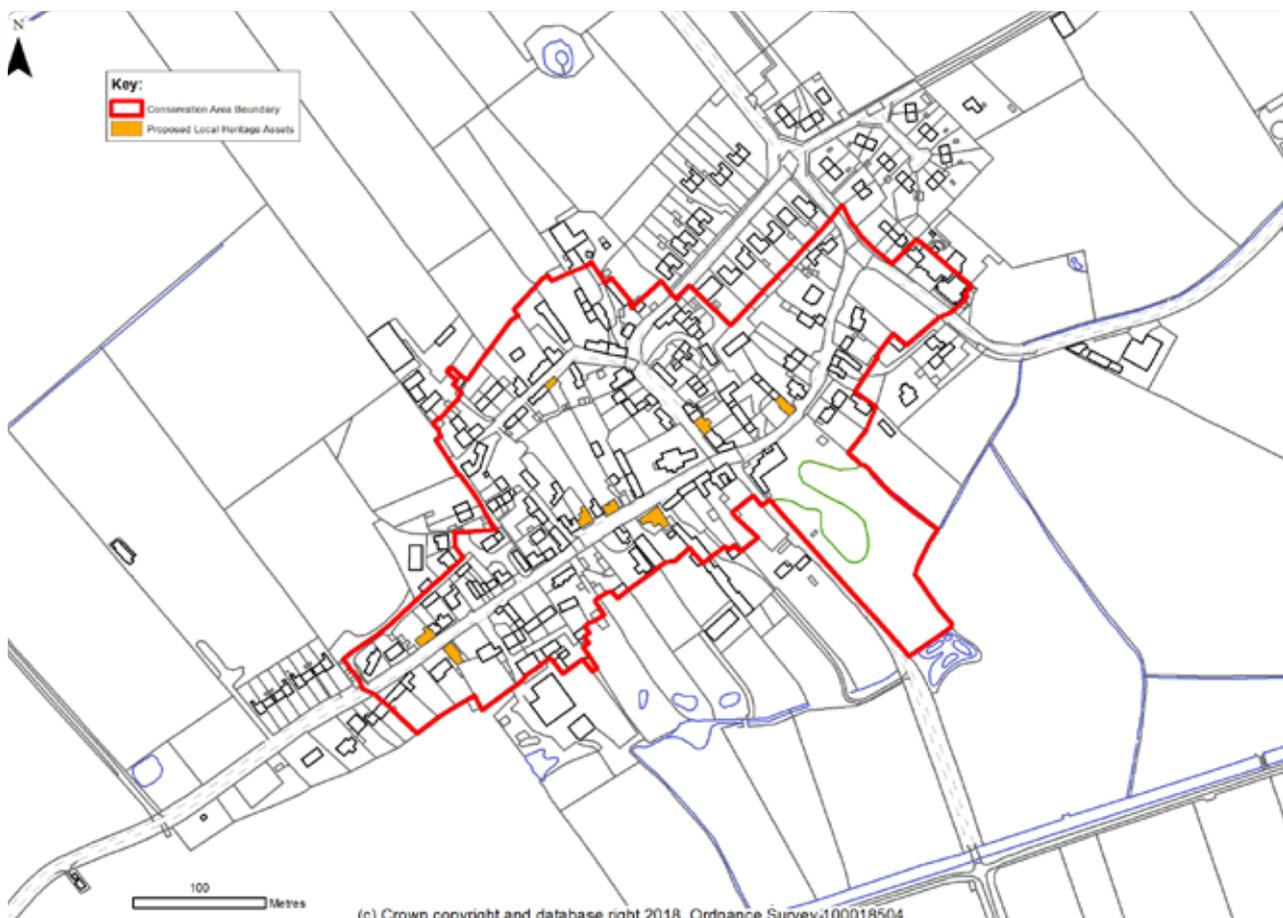
A number of unlisted buildings within the village make a significant positive contribution to the character and appearance of the conservation area.

Significance can be harmed or lost through alteration of the heritage asset. Therefore, non-designated heritage assets are protected under the NPPF and the retention of such buildings within any conservation area is preferable to demolition and redevelopment.

The following buildings are considered regionally or locally significant either for their architectural detail or for their part of the social history of Charlton-on-Otmoor and therefore have been put forward for consideration for inclusion to the district-wide register of Local Heritage Assets.

- The Old Chapel – High Street
- Old Diary Cottage – High Street
- The Cottage – High Street
- Highfield House – High Street
- The Old Post Office - High Street
- Barn Cottage - Church Lane
- The Cottage - Church Lane
- The Coach House - Main Street

Figure 15 Local Heritage Assets - buildings that make a positive contribution to the character of the conservation area.



Appendix 4: Article 4 Directions

What is an Article 4 direction?

Certain types of minor alterations, extensions to buildings and changes of use of buildings do not require planning permission from the council. These forms of development are called 'permitted development'. An Article 4 Direction is a special planning regulation adopted by a Local Planning Authority. It operates by removing permitted development rights from whatever is specified in the Article 4 Direction.

The effect of these Article 4 Directions is that planning permission is required for developments that would otherwise not require an application.

In September 2013 the executive of Cherwell District Council approved the rolling out of a district-wide programme of limited Article 4 Directions to ensure that accumulative minor changes do not undermine the visual amenity of heritage within the district. By doing so this enables the Council to consider these developments through the planning process so as to ensure that they accord with its policies to improve the local environment, protect businesses or any other issues.

The Planning Portal (<http://www.planningportal.gov.uk/permission/responsibilities/planningpermission/permitted>) provides a useful summary of permitted development and provides links to the legislation which need to be referred to. It also sets out the Use Classes Order and permitted changes of use.

What are the effects of Article 4 directions?

Once an Article 4 Direction has been made planning permission becomes necessary for the specific changes as set out in the Direction. This is only the case for the buildings covered by the Direction.

How will an Article 4 direction affect Charlton-on-Otmoor?

The Conservation Area Appraisal identifies a number of non-listed dwellings which make a special contribution to the character and appearance of Charlton-on-Otmoor. Article 4 Directions are proposed for the following non-listed buildings because of their contribution to the conservation area and its environs:

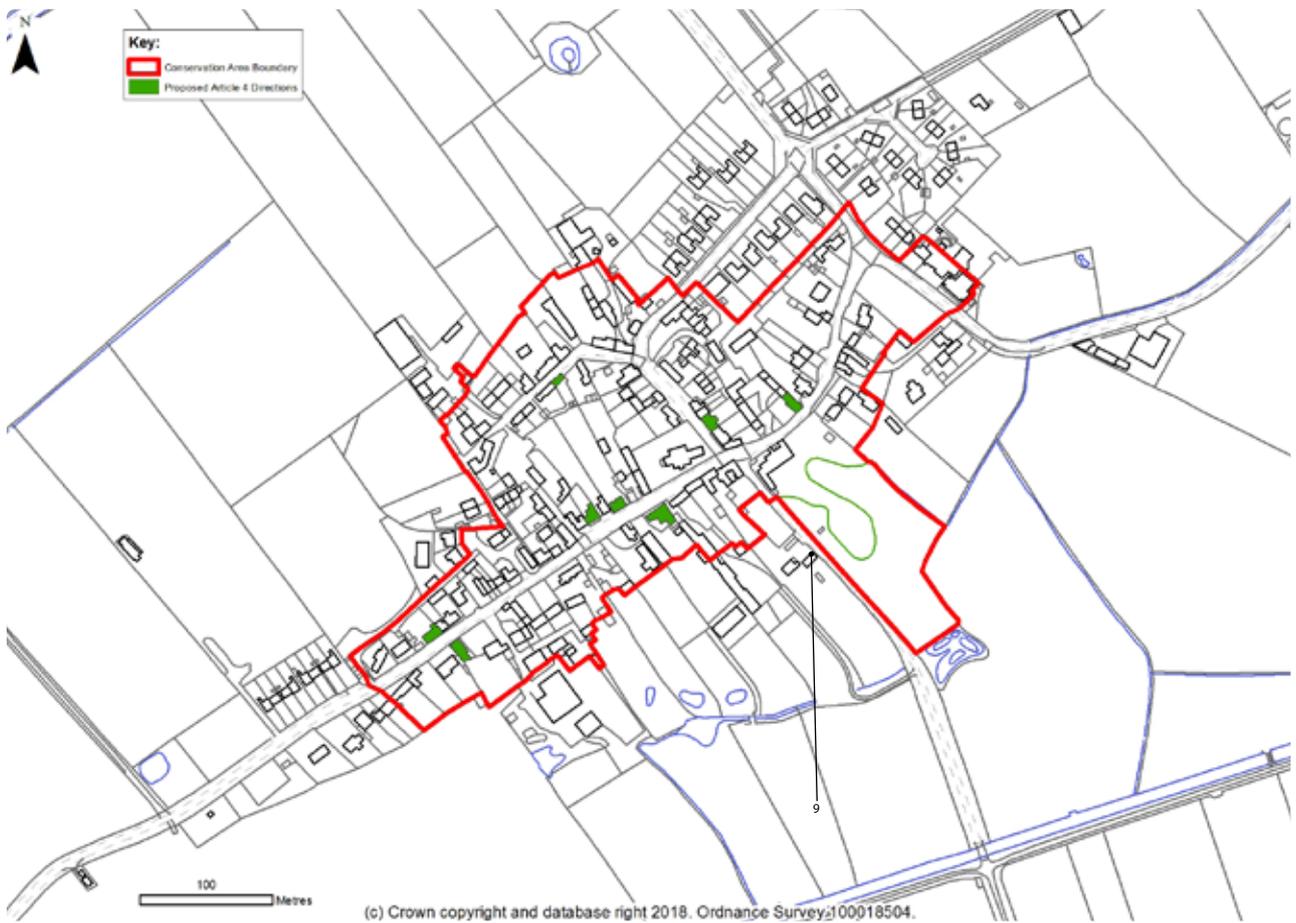
The Directions cover changes to the front elevations of these buildings which may include:

- The removal of traditional boundary walls
- The removal or rebuilding of chimney stacks
- The replacement of doors
- Changes to roofing materials and the insertion of rooflights
- Erection of porches
- Erection of renewable technology including solar panels
- Replacement of rainwater goods and external drainage
- Erection of satellite dishes and other antennae/aerials
- Replacement of windows

Properties suggested for inclusion are:

- The Old Chapel – High Street
- Old Diary Cottage – High Street
- The Cottage – High Street
- Highfield House – High Street
- The Old Post Office - High Street
- Barn Cottage - Church Lane
- The Cottage - Church Lane

Figure 16 Proposed Article 4 Directions



Appendix 5: Public Consultation

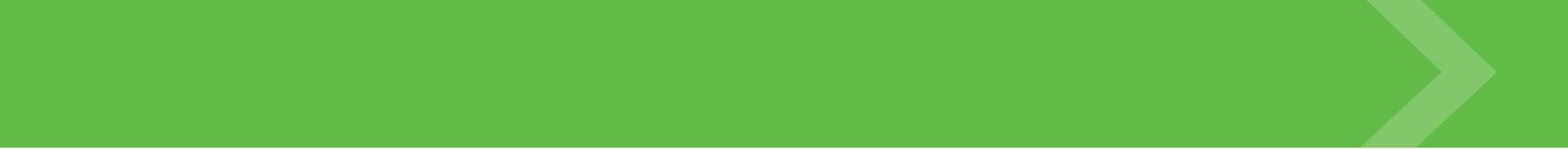
Cherwell District Council considers public consultation an important part of conservation area designation and review.

As part of the designation/review process the historic settlement in question and the environs are assessed and an appraisal document produced setting out what is significant about the place.

A similar process is undertaken for individual buildings, either for putting a structure forward for statutory designation as a heritage asset (formerly known as 'listing'), or for those buildings, structures or archaeological features that are locally significant for inclusion in the district-wide Register of Local Heritage Assets.

An exhibition and public meeting was held on 29th May 2018, to enable local residents and those interested to inspect the draft document and talk to the Design and Conservation team and planning colleagues.

Members of the public were encouraged to comment on the draft document and to make suggestions for inclusion or exclusion of areas and/or buildings within the designation.



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