

Application 10/01471/LB	No:	Ward: Wroxton	Date Valid: 21/10/10
Applicant:	Mr George Gilkes		
Site Address:	4 Church Lane, Hornton		

Proposal: Installation of log burner, relocate immersion tank and associated internal works. Raise chimney stack to 1.8m and satellite dish

1. Site Description and Proposal

- 1.1 The application site is a small, thatched, detached, Grade II listed cottage within the Hornton Conservation Area. The site is immediately adjacent to the Grade I listed St John the Baptist Church.
- 1.2 The alteration to the chimney stack (an increase in height of one course of bricks) is to allow for the installation of a wood-burning stove in compliance with the relevant Building Regulations for thatched roofs and for various other associated internal works. A satellite dish is proposed on the south elevation of the chimney stack.
- 1.3 The application is placed before the Committee for determination as the applicant is a member of staff.

2. Application Publicity

- 2.1 The application has been advertised by way of a press notice, site notice and neighbour letters. The final date for comments was 25th October 2010. Any comments received between the writing of the report and the Committee meeting will be reported at the meeting.
- 2.2 Two letters of support for the application have been received.

3. Consultations

- 3.1 Hornton Parish Council – no objections
- 3.2 Conservation Officer – no objections

4. Relevant Planning Policies

- 4.1 National Policy Guidance:
PPS5 – Planning for the Historic Environment
- 4.2 Regional Policy in the South East Plan 2009:
BE6 – Management of the Historic Environment
- 4.3 Local Policy in the Adopted Cherwell Local Plan 1996:
Policy C18 – Listed Building Consent

5. Appraisal

- 5.1 Special regard has been paid to the desirability of preserving the building, its setting and/or any features of special architectural or historical interest which it possesses; the proposal is not considered to be contrary to this aim or that of the relevant policy and is therefore considered acceptable. In addition, the proposal is considered, on balance to be minor and sympathetic to the architectural and historic character of the building.
- 5.2 The internal alterations are relatively minor and relate to improving the living conditions within the property; an aim which is welcomed at all levels of Listed Building Policy.
- 5.3 The proposed satellite dish will be sited in the same location as the existing TV aerial, and will have a minimal, reversible impact.
- 5.4 The alteration to the chimney is a minor alteration, arising from Building Regulations requirements in connection with log burners and thatched roofs.
- 5.5 This proposal will therefore offer a substantial improvement to the quality of, and recognition of the significance of the Listed Building and will allow the building to be brought fully back into use as a dwelling, thereby securing its future.

With regard to conditions, it is considered that the applicant has offered sufficient details in the DAS, Application Forms and drawings for the conditions suggested to be sufficient.

6. Recommendation

Approval, subject to the following conditions;

- 1) SC 1_5A (Time for implementation specific to Listed Buildings)
- 2) Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the plans and documents submitted with the application.

Reason - For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with government guidance in PPS5 – Planning for the Historic Environment.

- 3) SC 5_7B (Making good in materials to match)

SUMMARY OF REASONS FOR THE GRANT OF LISTED BUILDING CONSENT AND RELEVANT DEVELOPMENT PLAN POLICIES

The Council, as Local Planning Authority, has determined this application in accordance with the development plan unless material considerations indicated otherwise. The proposal is acceptable on its merits as it is considered on balance to be minor and sympathetic to the architectural and historic character of the building. Special regard has been paid to the desirability of preserving the building, its setting and/or any features of special architectural or historical interest which it possesses; the proposal is therefore in accordance with government guidance contained in PPS5 – Planning for the Historic Environment, Policy BE6 of the South East Plan 2009 and Policy C18 of the adopted Cherwell Local Plan. For the reasons given above and having regard to all other matters raised, the Council considers that the application should be approved and listed building consent granted subject to appropriate conditions, as set out above.