



## **Officer Delegated Decision**

**Published on** 3 February 2022

**Decision:** Duns Tew Conservation Area Re-Appraisal

**Decision taker:** Assistant Director Planning and Development

**Decision Date:** 26 January 2022

**Source of delegation:** Constitution Part 3: Officer Scheme of Delegation

**Is decision subject to Call-in?** No

**Deadline for Call-in:** N/A

**Is decision key?** No

**Is decision exempt?** No

**Is decision urgent?** No

## **Summary**

The Planning (Listed Buildings and Conservation Areas) Act 1990 comprises legislation for the protection of the nation's heritage of buildings and places of architectural and historic interest, 'the character and appearance of which it is desirable to preserve or enhance'. Local planning authorities have a duty under the Act to consider boundary revisions to their Conservation Areas 'from time to time'.

The Duns Tew Conservation Area was designated in 2005. An updated appraisal has been produced as part of a rolling programme to keep Conservation Areas within Cherwell up-to-date.

A consultation on the draft document took place between 9<sup>th</sup> September and 21<sup>st</sup> October 2019. This report sets out the comments received on the draft appraisal and on the proposed changes to the boundaries. The report requests that both the proposed changes to the conservation boundaries and the amended appraisals are approved under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Act") with immediate effect.

Six minor alterations to the boundary, to reflect alterations in land ownership, were proposed. There is one reversal of the proposed change to the boundary recommended following the consultation.

In brief the changes involve.

- i) The removal of the area of garden that was associated with 64 Hill Farm Lane and now belongs to The Willows. The owner of The Willows has asked for it to remain within the Conservation Area and there are several mature trees which make a positive contribution to the area. The area is now proposed to be retained following consultation.
- ii) The inclusion of the small section of Hill Farm Lane that was not previously within the Conservation Area.
- iii) The inclusion of Angora Croft and Chariot Lodge, former barns now converted to residential.
- iv) The minor alteration of the boundary to the rear of Priory Court to reflect changes in field boundaries.
- v) The minor alteration of the boundary in the north west corner of the Conservation Area to reflect changes in field boundaries.
- vi) The minor alteration of the field boundary to the rear of Duns Tew Manor to reflect changes in field boundaries and to prevent the boundary cutting through a building.

The Conservation Area Appraisal identifies and analyses the distinctive character of an area derived from its unique topography, historic development and features such as buildings, streets, layout and form.

The Appraisal includes a Management Plan which outlines opportunities to enhance the area and identifies threats to its character and appearance. A series of action points are outlined to address these issues.

The appraisal of the character of a Conservation Area provides a sound basis for development management for developing initiatives for improving the area and for assisting with plan-making. A clear definition of those elements which contribute to the special architectural or historic interest of a settlement will provide a robust framework for the future management of the historic environment of that settlement against which applications can be considered.

## **Decision**

### **Resolved**

- (1) That, following consultation with the Lead Member for Planning the adoption of the Duns Tew Conservation Area Appraisal, 2021 following its re-appraisal is approved.

## **Reasons for Decision**

The Conservation Area Appraisal has been reviewed and consulted upon. An updated appraisal has been produced as part of a rolling programme to keep Conservation Areas within Cherwell up-to-date. The appraisal provides a sound basis for

development management, for developing initiatives for improving the area and for assisting with plan making.

### **Alternative Options Considered**

The following alternative options have been identified and rejected for the reasons as set out below.

*Option 1: To seek further amendments to the Conservation Area Appraisal.*

Officers consider that the reviewed Conservation Area Appraisal which proposes no changes to the Conservation Area boundary is in the best interests of preserving the district's built heritage.

*Option 2: To oppose the proposed changes – would result in the AD Planning and Development reconsidering those changes.*

Officers consider that an updated appraisal and Conservation Area boundary are in the best interests of preserving the district's built heritage.

### **Conflicts of Interest Declared and Dispensations Granted by Head of Paid Service**

None

### **Attachments**

Report to Assistant Director - Planning and Development

### **Decision Notice completed by:**

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