

REPORT 4

APPLICATION NO. P07/W0748/LB
APPLICATION TYPE LISTED BLDG. CONSENT
REGISTERED 05.07.2007
PARISH WARBOROUGH
WARD MEMBER(S) John Cotton
Philip Cross
APPLICANT Mr & Mrs Cross
SITE The Old Post Office Warborough
PROPOSAL Remove cement render from west elevation & replaster with lime render. Remove 1960's applied timber frame from infill area & replace with oak. Rainwater goods replace plastic with cast iron.
AMENDMENTS
GRID REFERENCE 459855/193530
OFFICER Mrs S Crawford

1.0 INTRODUCTION

- 1.1 The application has been referred to Committee because the applicant is one of the Council's elected members.
- 1.2 The Old Post Office is a grade II listed building dating from early C17 and C18. It is made up of two distinct sections in a linear form; a timber frame section with rendered infill; and a coursed clunch rubble section both under an old plain-tile roof. The garden lies to the front of the property and the site occupies a prominent location in the Warborough Conservation Area.
- 1.3 An ordnance survey extract showing the location of the site is **attached** at Appendix 1.

2.0 PROPOSAL

- 2.1 The application seeks listed building consent for the removal of cement render on the west elevation and to re-plaster with lime render. Consent is also sought for the removal of applied timber framing dating from the 1960's and its replacement with oak. Plastic rainwater goods are to be replaced with cast iron.
- 2.2 Photographs of the existing building and a copy of the Design and Access statement are **attached** at Appendix 2.

3.0 CONSULTATIONS & REPRESENTATIONS

3.1 Warborough Parish Council - No observations to date

Conservation No objection: This proposal is to be welcomed as it represents a much more suitable and sympathetic treatment for this historic building

4.0 RELEVANT PLANNING HISTORY

4.1 P88/W0939/LB and P88/W0938 – Conversion of existing Post office and adjoining buildings into two houses. Removal of porches. Planning Permission and Listed Building Consent

5.0 POLICY & GUIDANCE

5.1 Adopted South Oxfordshire Local Plan Policies.

G2 – Protection and Enhancement of the Environment

CON3 – Alterations to listed buildings

CON5 – The setting of listed buildings

CON7 – Development within Conservation areas

PPS1 – Delivering sustainable development

PPG15 – Planning and the Historic Environment

6.0 PLANNING CONSIDERATIONS

6.1 The main issues in this case are

- Whether there is sufficient justification for the proposed works
- Whether the proposed works would preserve the building, its setting or any features of special architectural or historic interest.

6.2 **Justification for works.** PPG15 at para 3.4 puts the onus on applicants to provide a reasoned justification for works that would affect the character of a listed building to explain why the works are desirable or necessary. In this case cement render and applied timber framing have been added to the west elevation (elevation facing road) in the past.

Cement render is not generally appropriate for historic buildings because it forms a

waterproof barrier that prevents any moisture in the wall from evaporating and tends to drive damp both higher up and further in. This can lead to the breakdown of the wall surface which will in time fall away from the render. Cement render also gives distinctive hard sharp edges to quoins and window openings. Traditional render based on lime has a softer appearance and allows natural evaporation.

The applied timber appears to be sawn planks which have very little grain or "movement". The framing appears unnaturally straight and regular. Whilst it is not clear what will be revealed under the render and applied framing the removal of both elements would be beneficial and would allow for sympathetic repairs to be carried out if required.

6.3 Impact on Listed building. This proposal is to be welcomed as it represents a much more suitable and sympathetic treatment for this historic building and would enhance the special historical or architectural qualities of the building and its setting.

7.0 CONCLUSION

7.1 Your officers recommend that Listed Building Consent be granted subject to the conditions specified below because the works are suitable and sympathetic treatments for this historic building and respect its character thereby complying with the policies of the Development Plan.

8.0 RECOMMENDATION

8.1 That Listed Building Consent is granted subject to the receipt of further relevant comments within the remaining consultation period which expires on 9 August 2007 and the following conditions.

1. Commencement listed building consent 3 years.

2. Measures to secure the safety, stability and protection of building to be taken prior to any works.

3. Details of profile and style of cast iron rainwater goods.

4. Details of cast iron rainwater goods

Author Sharon Crawford

Contact No. 01491 823739

Email Add. planning.west@southoxon.gov.uk