

APPLICATION NO.	P08/W0980/LB
APPLICATION TYPE	LISTED BLDG. CONSENT
REGISTERED	18.08.2008
PARISH	STADHAMPTON
WARD MEMBER(S)	Mr John Cotton Mr Philip Cross
APPLICANT	Mrs J Peet
SITE	The Mill House Mill Lane Stadhampton
PROPOSAL	Alterations and repairs to existing building.
AMENDMENTS	
GRID REFERENCE	460361/198446
OFFICER	Miss J.E.Randle

1.0 **INTRODUCTION**

1.1 This application is referred to Planning Committee at the request of Councillor John Cotton.

- 1.2
- Mill house is a Grade 2 listed building
 - Not a designated area
 - Outhouse is a curtilage listed building
 - Site on edge of Stadhampton village

2.0 **PROPOSAL**

2.1 This application seeks listed building consent for alterations and repairs to a curtilage listed building. This application follows pre application discussion with officers regarding the provision of an alternative unit of accommodation for the occupier of Mill House. A previous identical application P08/W0052/LB was withdrawn prior to a refusal being issued.

2.2 Supporting statement from the agent is **attached** at Appendix 1. Further information is provided by the agent's email dated 15 September. Reduced copies of plans showing the location of the outbuilding and existing and proposed elevations are **attached** at Appendix 2.

3.0 **CONSULTATIONS & REPRESENTATIONS**

3.1 Parish Council Approve.

Conservation Officer Objection-curtilage listed building is in active use as gardeners storeroom, workshop and storage. No structural survey submitted or details as to how the building will be able to withstand the proposed alterations. Works indicated would harm character of building.

Letters No representations received.

4.0 **RELEVANT PLANNING HISTORY**

4.1 Several listed building applications granted for main house.

P05/W1210 - Outline planning permission refused for two dwellings in garden- appeal dismissed-intrusion of built form into countryside on edge of village, contrary to Policy H5 SOLP, adverse impact on setting of listed Mill House -copy **attached** Appendix 3.

5.0 **POLICY & GUIDANCE**

5.1 PPG15

Adopted SOLP Policies CON 3, CON 4, H13

South Oxfordshire Design Guide

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues to consider in determining this listed building consent are:-

1. Whether the proposed use would alter the special character and historic use of the building
2. Whether the alterations to this listed building respect the special historic or architectural quality of the building

Use

6.2 The outbuilding is a modest structure adjacent to the Mill House and is immediately seen when entering the site along this rural lane. The applicant has invited her son and family to live with her and is making improvements to the main house. Permission was refused in 2005 for the erection of two new dwellings in the grounds of Mill House and dismissed on appeal. The Inspector upheld the Council's decision that it is an edge of village location where new development is contrary to Local Plan policies. In pre application discussions the applicant has indicated a desire to provide a new unit of accommodation on the site so that she can remain living on the site but independent from the main house.

6.3 The proposed use of the building is described in this application as a 'supershed'. I have sought clarification of a 'supershed' and the agent has stated that it will be as an overflow for the client's grandchildren.

6.4 PPG 15 states that the best way of securing the upkeep of historic buildings is to keep them in active use and frequently this will be the original use. It is the building and its best use which is the crucial judgement to make not the needs or desires of the owner. In balancing the economic viability of uses against the effect of any changes to the special architectural and historic interest of the building, it is the Council's responsibility to ensure that the latter is safeguarded (para 3.87 SOLP). Policy Con 4 of the adopted SOLP confirms this stating that 'a change of use of part or the whole of a listed building will be permitted only if its character and features of special architectural or historic interest would be protected'. This outbuilding is currently in active use as a gardener's storeroom, workshop and for storage use. This is an entirely appropriate use which retains the rural former agricultural character of the outbuilding. A residential use of the outbuilding will involve significant works to the building which would fundamentally alter its low key character. The alterations required to change the use of this rudimentary outbuilding are described below.

6.5 Proposed alterations

Proposals affecting listed buildings must be justified. No justification has been put forward in this application as to why the proposed alterations are desirable or necessary to this outbuilding as required by PPG 15. The agent states that the outbuilding is 'in a very poor state of repair with the first floor and upper superstructure being in a deteriorating condition verging on becoming dangerous'.

- 6.6 The works proposed would harm the special interest of this rudimentary outbuilding. The building has no smart internal finishes as it is has a simple rural/agricultural character; it has a cobbled ground floor with ladder access to a hayloft. Although only an outline schedule of construction is provided it is clear that the works required to enable a residential use are fundamental and in my view goes well beyond 'restoration' as the agent describes. The proposed works include the insertion of a staircase, the introduction of thermal insulation, demolition and rebuilding of the outshut, the insertion of rooflights and replacement of existing windows and new internal flooring. These works would harm the character and special historic interest of this building contrary to Policy Con 3 of the adopted SOLP and advice in PPG15.

Lack of information.

- 6.7 PPG15 requires that 'in order to ensure that requirements which are unacceptable in terms of a historic building can be considered as part of a listed building consent application, the precise Building and fire regulations requirements should be made explicit **before an application has been determined**. These requirements have not been made explicit in this submission nor has the thermal insulation methodology. As such insufficient information is provided for the LPA to assess that these works can be achieved without adversely affecting the special historic interest of this building contrary to Policy Con 4 of the adopted SOLP and advice in PPG15.

7.0 CONCLUSION

- 7.1 The proposed works would undesirably harm the special historic character of this curtilage listed outbuilding by altering the very features that make it a special building. The outbuilding is currently in active use and the works proposed are not necessary or desirable to retain the outbuilding in a viable use. It is the owners responsibility to ensure that a listed building is kept in a good state of repair and whilst the building may require some general maintenance it is not accepted that it is 'in serious need of rescue'.

8.0 RECOMMENDATION

- 8.1 **That listed building consent be refused for the following reasons:-**

- 1. The proposed works would involve significant alterations to this modest outbuilding which would cumulatively be harmful to the special architectural and historic interest of the listed building contrary to Policies CON 3 and CON 4 of the adopted South Oxfordshire Local Plan and advice in PPG15.**

2. **The application provides insufficient justification for the works proposed and insufficient information to assess how these works can be achieved without harming the special architectural and historic interest of the building. As such the proposals are contrary to Policy CON 3 of the adopted South Oxfordshire Local Plan and advice in PPG 15.**

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