

© Crown copyright and database rights 2017 Ordnance Survey 100018668



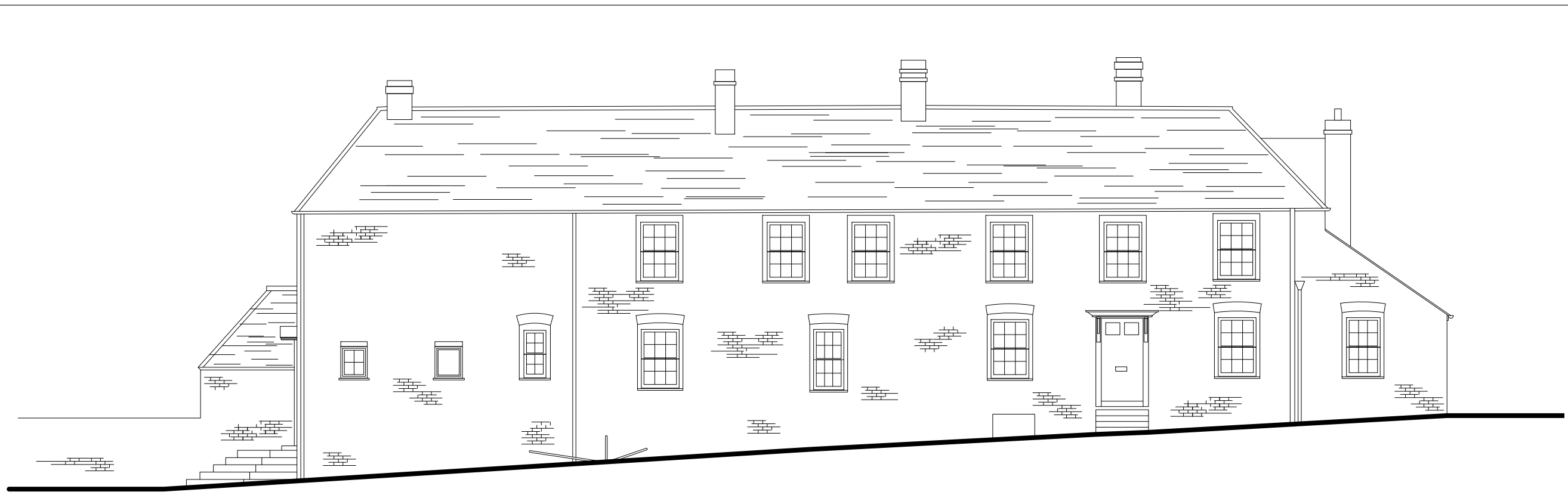
South and Vale GIS

at a scale of 1:2,500



South Oxfordshire District Council is licensed to use Ordnance Survey mapping for its own business use as a member of the Public Sector Mapping Agreement.

Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to use Ordnance Survey mapping for their own use.



NORTH FRONT ELEVATION



WEST FLANK ELEVATION

No.	Date	Appr.	Notes

(c) Copyright

WILDER ASSOCIATES
Architects & Designers

2 Mill Lane
Wallingford
Oxon
OX10 0DU

Tel & Fax
01491 832572

E Mail
anne@wilder.co.uk

Client

Mr Jeremy Hervey
Mrs Marlene Brand Meyer

Job Title

Clay Hill House
Stroke Row

Drawing Title

Elevations as existing

Scale 1:100

Date 18/03/16 **Drawn by** MC

Checked by Anne Wilder

Drg No CHH/P/03	Rev
---------------------------	------------

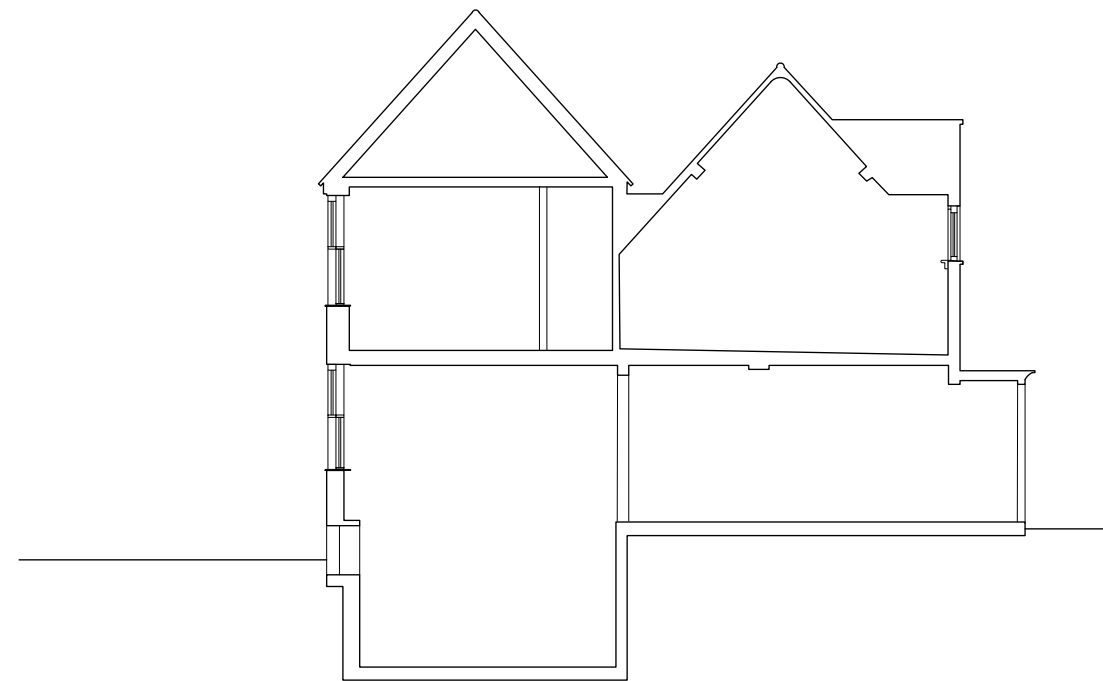
No.	Date	Appr.	Notes
A	09/16	Amended	



SOUTH REAR ELEVATION



EAST FLANK ELEVATION



SECTION



(c) Copyright

WILDER ASSOCIATES
Architects & Designers

2 Mill Lane
Wallingford
Oxon
OX10 0DU

Tel & Fax
01491 832572
E Mail
anne@wilder.co.uk

Client
Mr Jeremy Hervey
Mrs Marlene Brand Meyer

Job Title
Clay Hill House
Stroke Row

Drawing Title
Elevations as existing

Scale 1:100

Date 18/03/16 **Drawn by** MC

Checked by Anne Wilder

Drg No CHH/P/04 **Rev** A



SOUTH REAR ELEVATION



EAST REAR ELEVATION



No.	Date	Appr.	Notes
A	07ap		Amended to client commitments
B	08ap		Amended.
C	10ap		Amended.
D	18ap		Amended.
E	05my		Amended.
F	21jun		Amended.
G	23dic		Amended.
H	20mar		Amended to Planning Officer suggestions.

(c) Copyright

WILDER ASSOCIATES
Architects & Designers

2 Mill Lane
Wallingford
Oxon
OX10 0DU

Tel & Fax
01491 832572
E Mail
anne@wilder.co.uk

Client

Mr Jeremy Hervey
Mrs Marlene Brand Meyer

Job Title

ClayHill House
Stroke Row
Henley On Thames
RG9 5PD

Drawing Title

Elevations.

Scale 1:100

Date 18/03/16

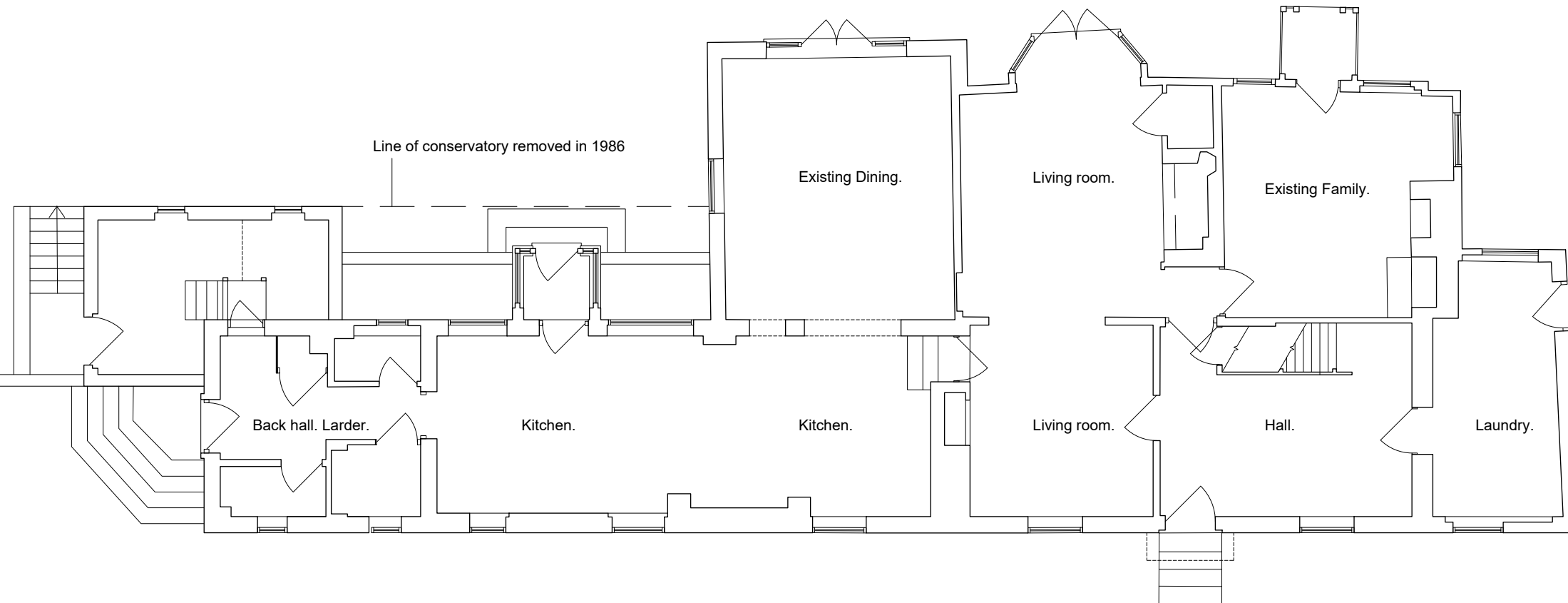
Drawn by MC

Checked by

Anne Wilder

Drg No
CHH/P/07

Rev
H



No.	Date	Appr.	Notes

(c) Copyright

WILDER ASSOCIATES
Architects & Designers

2 Mill Lane
Wallingford
Oxon
OX10 0DU

Tel & Fax
01491 832572
E Mail
anne@wilder.co.uk

Client
Mr Jeremy Hervey
Mrs Marlene Brand Meyer

Job Title
Clay Hill House
Stroke Row

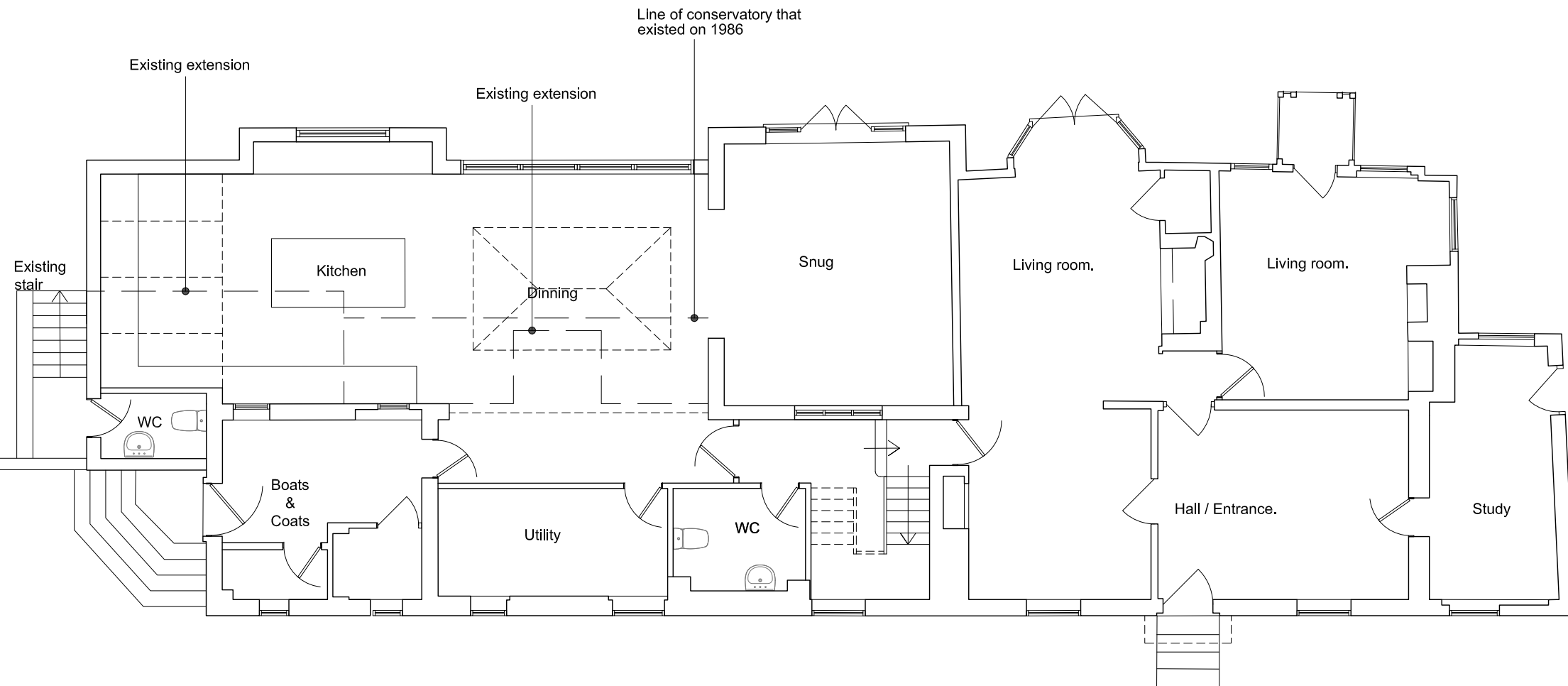
Drawing Title
Ground Floor. Existing

Scale 1:100

Date 18/03/16 **Drawn by** MC

Checked by Anne Wilder

Drg No CHH/P/01	Rev
---------------------------	------------



No.	Date	Appr.	Notes
A	07ap		Amended to client commitments
B	08ap		Amended.
C	10ap		Amended.
D	18ap		Amended.
E	05my		Amended.
F	21jun		Amended.
G	23dic		Amended.

(c) Copyright

WILDER ASSOCIATES

Architects & Designers

2 Mill Lane
Wallingford
Oxon
OX10 0DU

Tel & Fax
01491 832572
E Mail
anne@wilder.co.uk

Client

Mr Jeremy Hervey
Mrs Marlene Brand Meyer

Job Title

Clay Hill House
Stroke Row

Drawing Title

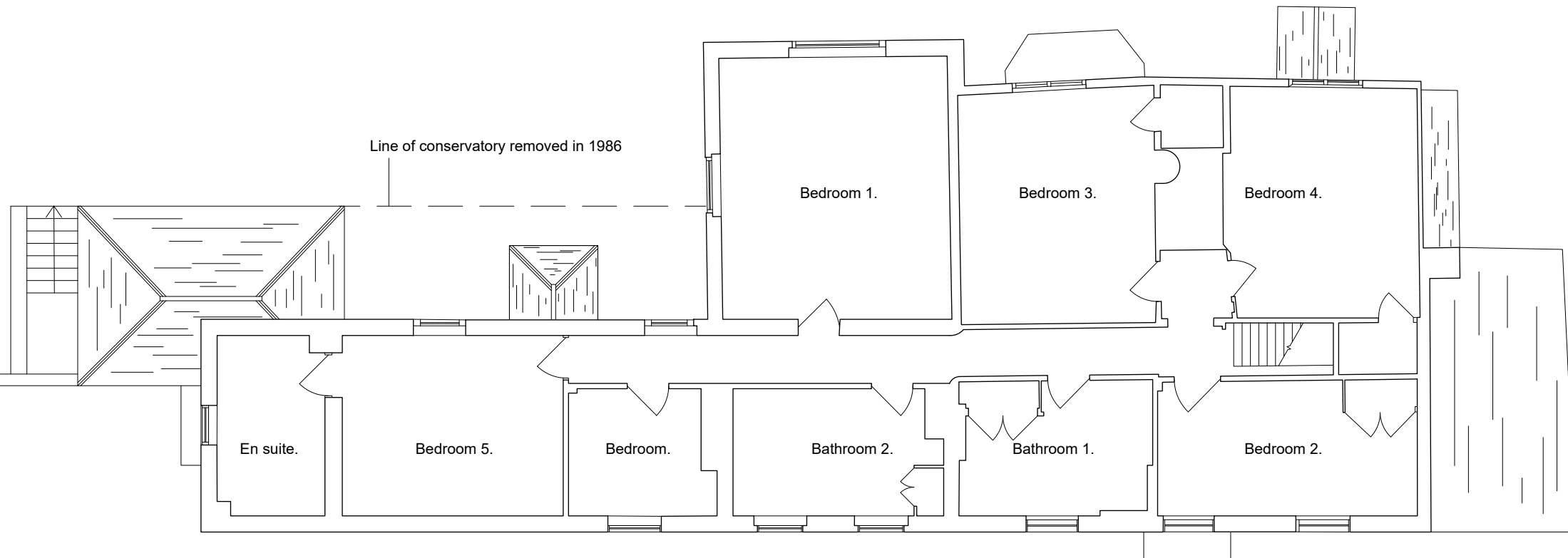
Ground Floor.

Scale 1:100

Date 18/03/16 **Drawn by** MC

Checked by Anne Wilder

Drg No CHH/P/05	Rev G
---------------------------	-----------------



Line of conservatory removed in 1986

Bedroom 1.

Bedroom 3.

Bedroom 4.

En suite.

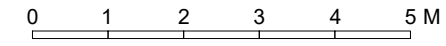
Bedroom 5.

Bedroom.

Bathroom 2.

Bathroom 1.

Bedroom 2.



No.	Date	Appr.	Notes

(c) Copyright

WILDER ASSOCIATES

Architects & Designers

2 Mill Lane
Wallingford
Oxon
OX10 0DU

Tel & Fax
01491 832572
E Mail
anne@wilder.co.uk

Client

Mr Jeremy Hervey
Mrs Marlene Brand Meyer

Job Title

Clay Hill House
Stroke Row

Drawing Title

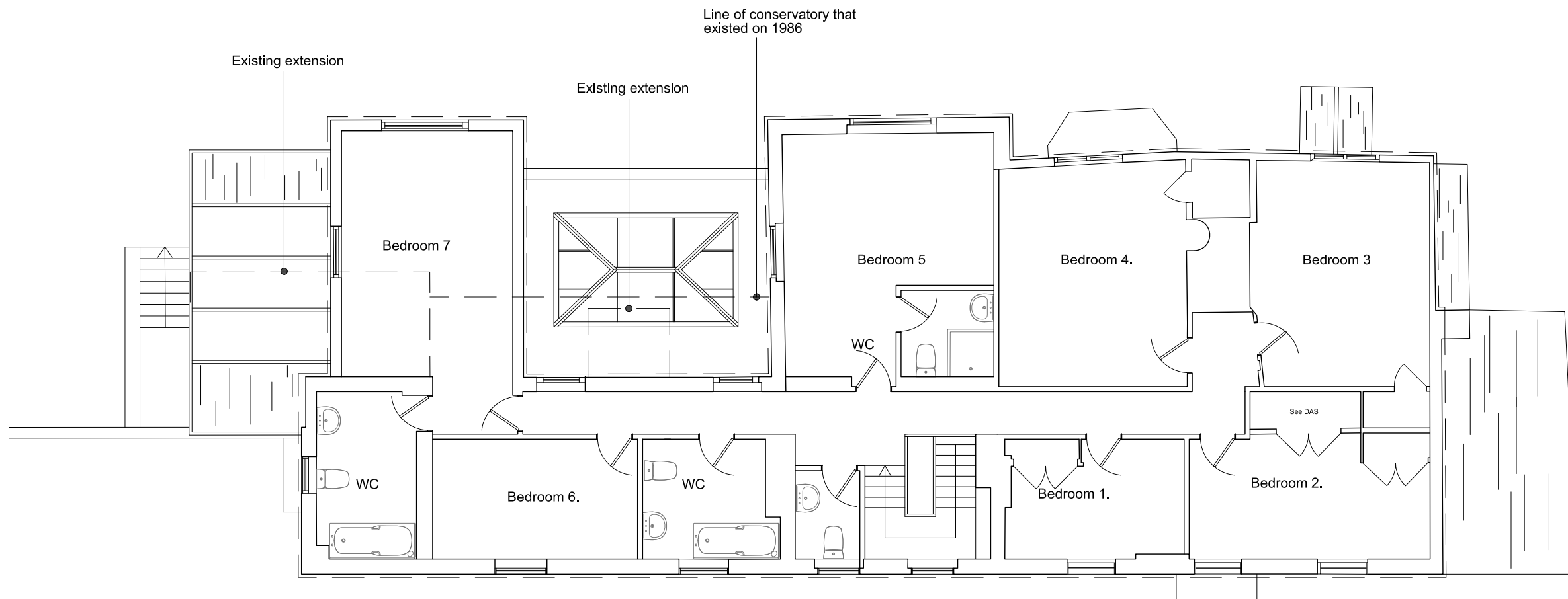
First Floor. Existing

Scale 1:100

Date 18/03/16 **Drawn by** MC

Checked by Anne Wilder

Drg No	Rev
CHH/P/02	



No.	Date	Appr.	Notes
A	07ap		Amended to client commitments
B	08ap		Amended.
C	10ap		Amended.
D	18ap		Amended.
E	05my		Amended.
F	21jun		Amended.
G	23dic		Amended.

(c) Copyright

WILDER ASSOCIATES

Architects & Designers

2 Mill Lane
Wallingford
Oxon
OX10 0DU

Tel & Fax
01491 832572
E Mail
anne@wilder.co.uk

Client

Mr Jeremy Hervey
Mrs Marlene Brand Meyer

Job Title

Clay Hill House
Stroke Row

Drawing Title

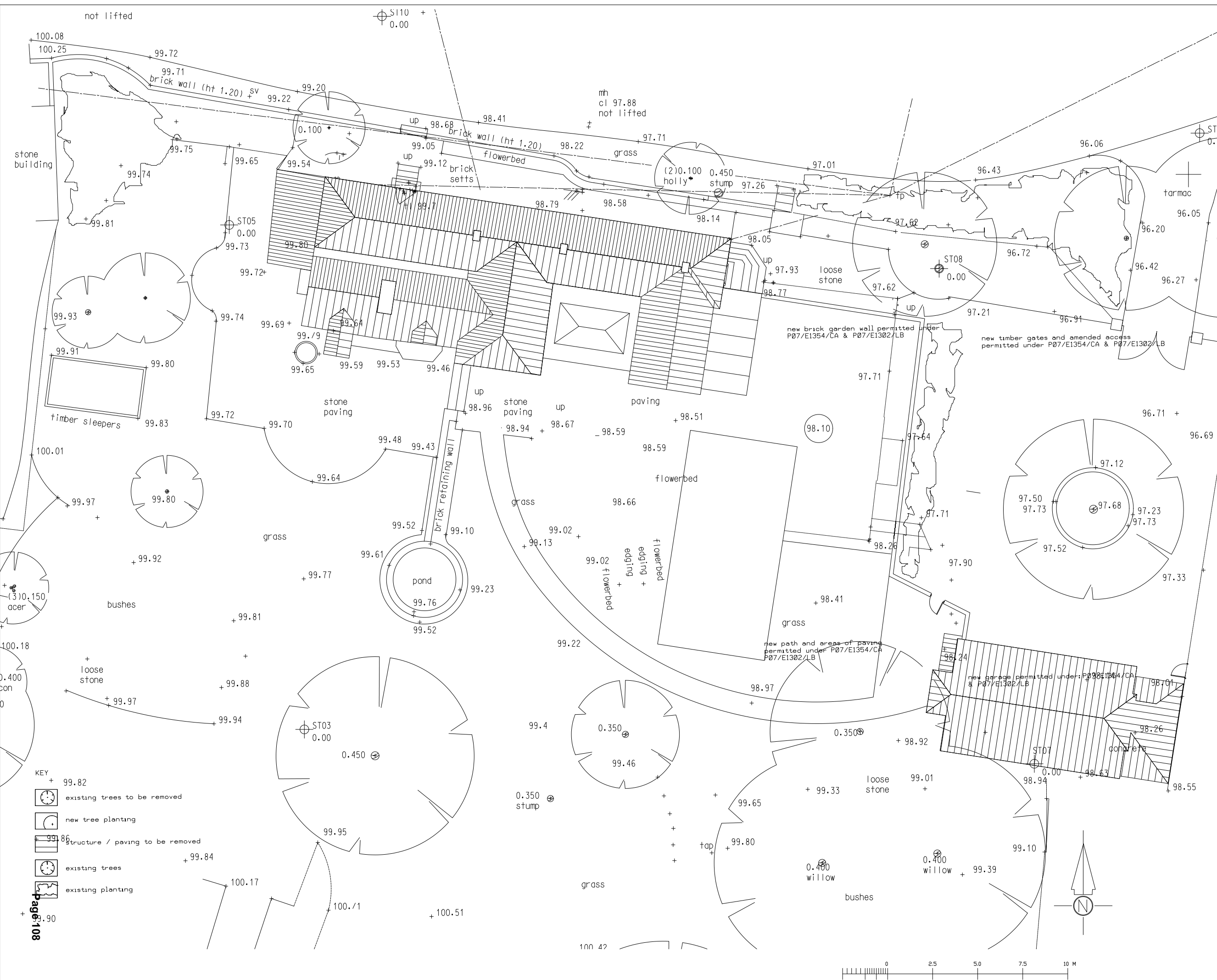
First Floor.

Scale 1:100

Date 18/03/16 **Drawn by** MC

Checked by Anne Wilder

Drg No CHH/P/06	Rev G
---------------------------	-----------------



No.	Date	Appr.	Notes
01	07ap		Amended to client commitments
02	08ap		Amended.
03	10ap		Amended.
04	18ap		Amended.

(c) Copyright

WILDER ASSOCIATES

Architects & Designers

2 Mill Lane
Wallingford
Oxon
OX10 0DU

Tel & Fax
01491 832572
E Mail
anne@wilder.co.uk

Client

Mr Jeremy Hervey
Mrs Marlene Brand Meyer

Job Title

Clay Hill House
Stroke Row

Drawing Title

SITE PLAN. PROPOSAL

Scale 1:200

Date 12/04/16 **Drawn by** MC

Checked by Anne Wilder

Drg No CHH/P/11 **Rev**

- KEY**
- + 99.82
 - existing trees to be removed
 - new tree planting
 - structure / paving to be removed
 - existing trees
 - existing planting
- Page 108



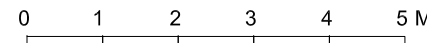
No.	Date	Appr.	Notes
01	07ap		Amended to client commitments
02	08ap		Amended.
03	10ap		Amended.



SOUTH REAR ELEVATION



EAST REAR ELEVATION



Appendix C

(c) Copyright

WILDER ASSOCIATES
Architects & Designers

2 Mill Lane Wallingford Oxon OX10 0DU
Tel & Fax 01491 832572
E Mail anne@wilder.co.uk

Client
Mr Jeremy Hervey
Mrs Marlene Brand Meyer

Job Title
Clay Hill House
Stroke Row

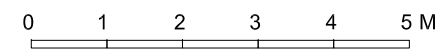
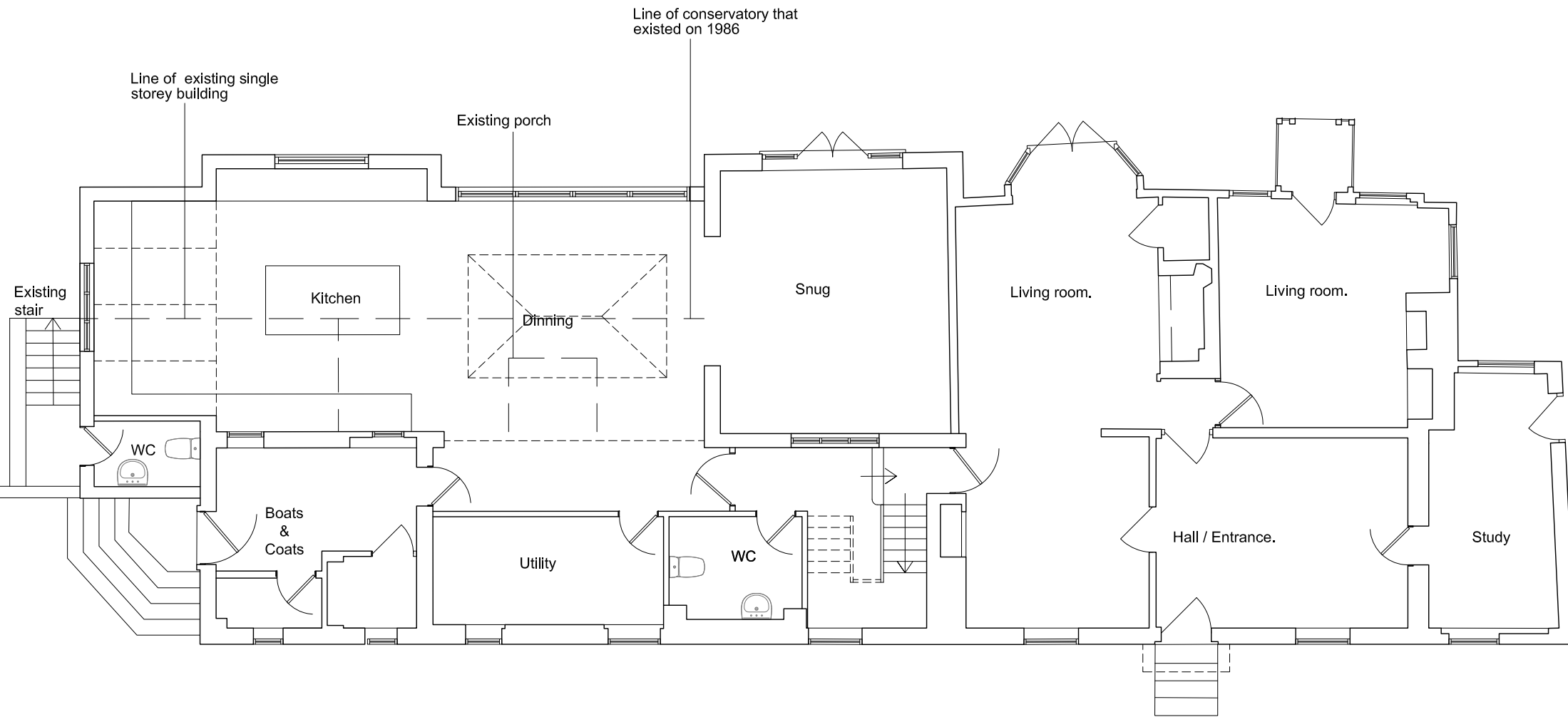
Drawing Title
Elevations. Option D

Scale 1:100

Date 18/03/16 **Drawn by** MC
Checked by Anne Wilder

Drg No CHH/P/07	Rev A
---------------------------	-----------------

No.	Date	Appr.	Notes
01	07ap		Amended to client commitments
02	08ap		Amended.
03	10ap		Amended.



(c) Copyright

WILDER ASSOCIATES

Architects & Designers

2 Mill Lane Wallingford Oxon OX10 0DU

Tel & Fax 01491 832572
E Mail anne@wilder.co.uk

Client

Mr Jeremy Hervey
Mrs Marlene Brand Meyer

Job Title

Clay Hill House
Stroke Row

Drawing Title

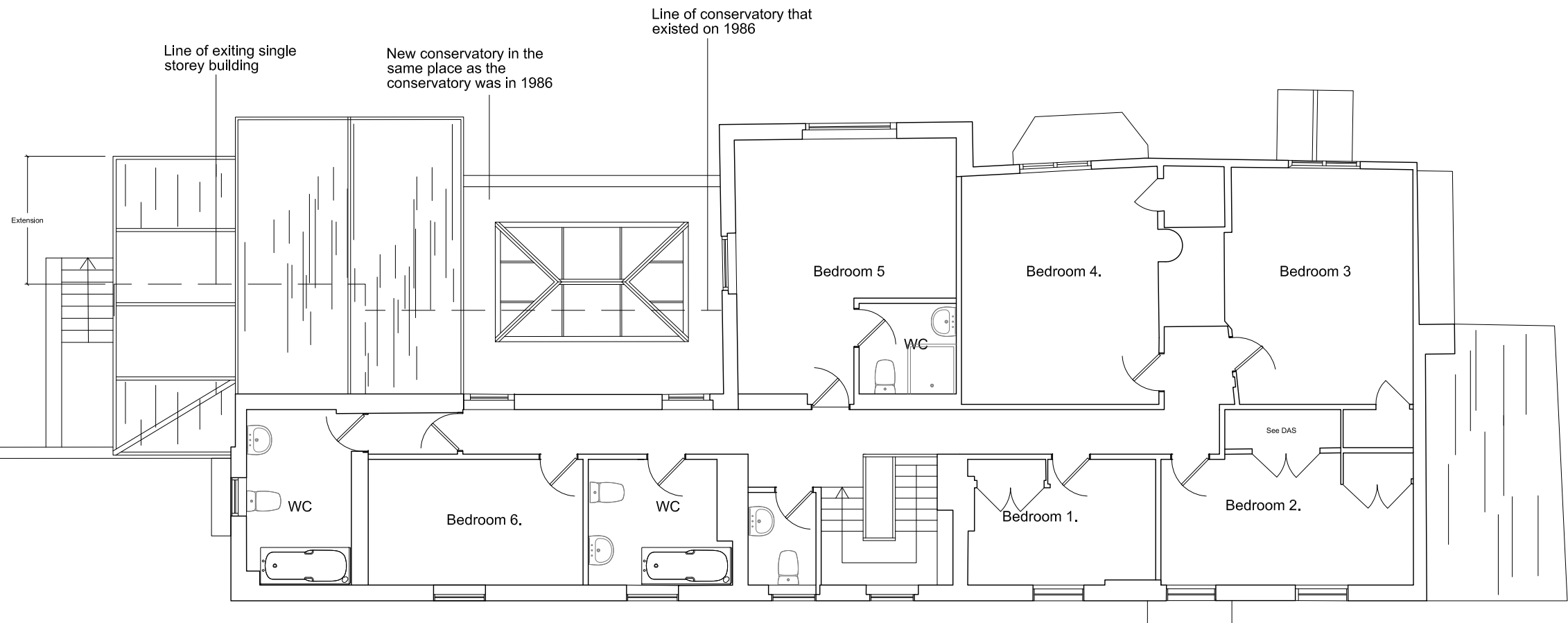
Ground Floor. Option D

Scale 1:100

Date 18/03/16 **Drawn by** MC

Checked by Anne Wilder

Drg No CHH/P/05	Rev A
---------------------------	-----------------



No.	Date	Appr.	Notes
01	07ap		Amended to client commitments
02	08ap		Amended.
03	10ap		Amended.

(c) Copyright

WILDER ASSOCIATES

Architects & Designers

2 Mill Lane Wallingford Oxon OX10 0DU

Tel & Fax 01491 832572
E Mail anne@wilder.co.uk

Client

Mr Jeremy Hervey
Mrs Marlene Brand Meyer

Job Title

Clay Hill House
Stroke Row

Drawing Title

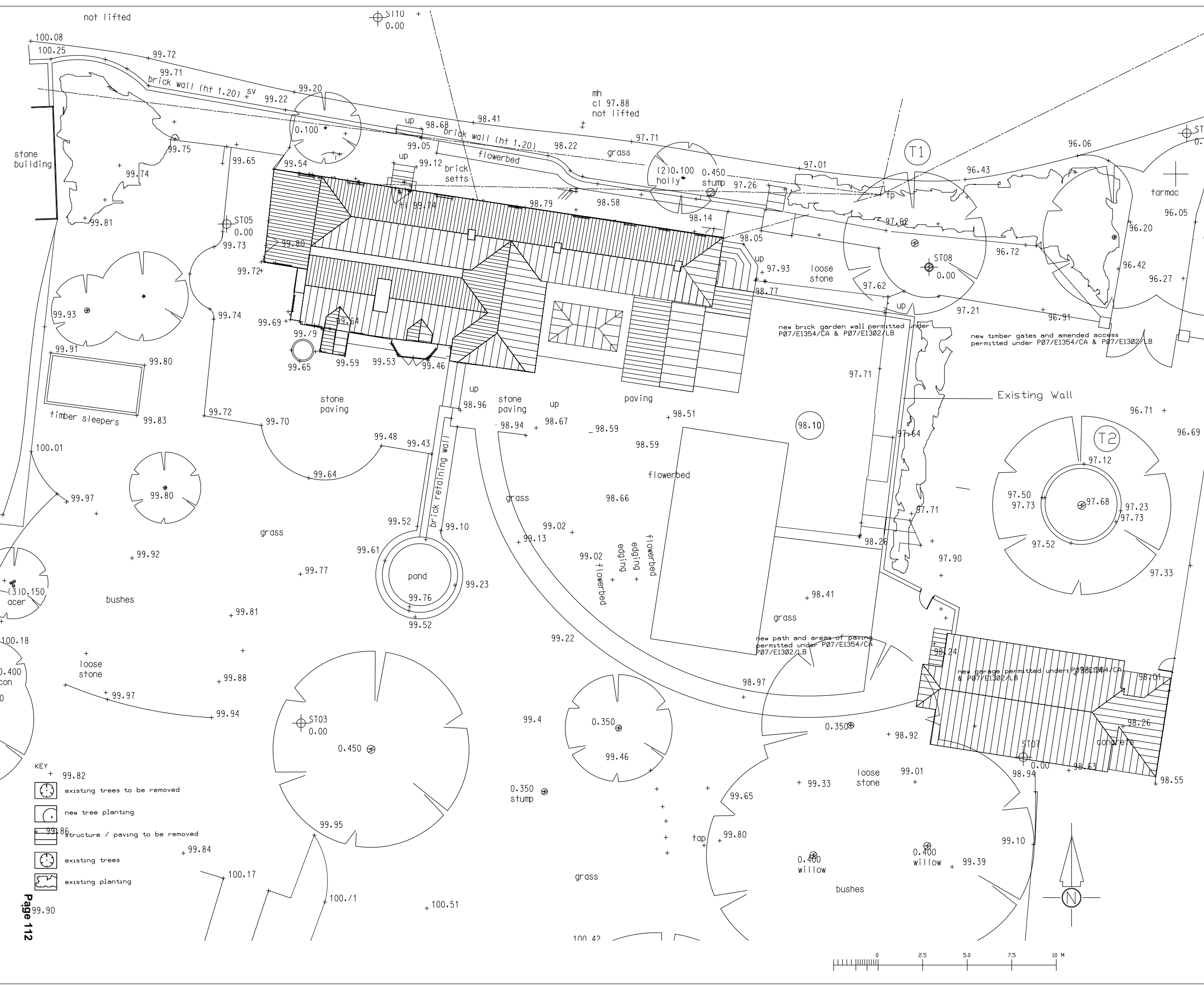
First Floor. Option D

Scale 1:100

Date 18/03/16 **Drawn by** MC

Checked by Anne Wilder

Drg No CHH/P/06	Rev A
---------------------------	-----------------



No.	Date	Appr.	Notes
01	07ap		Amended to client commitments
02	08ap		Amended.
03	10ap		Amended.
04	18ap		Amended.

(c) Copyright

WILDER ASSOCIATES

Architects & Designers

2 Mill Lane Wallingford Oxon OX10 0DU

Tel & Fax 01491 832572
E Mail anne@wilder.co.uk

Client

Mr Jeremy Hervey
Mrs Marlene Brand Meyer

Job Title

Clay Hill House
Stroke Row

Drawing Title

SITE PLAN. PROPOSAL

Scale 1:200

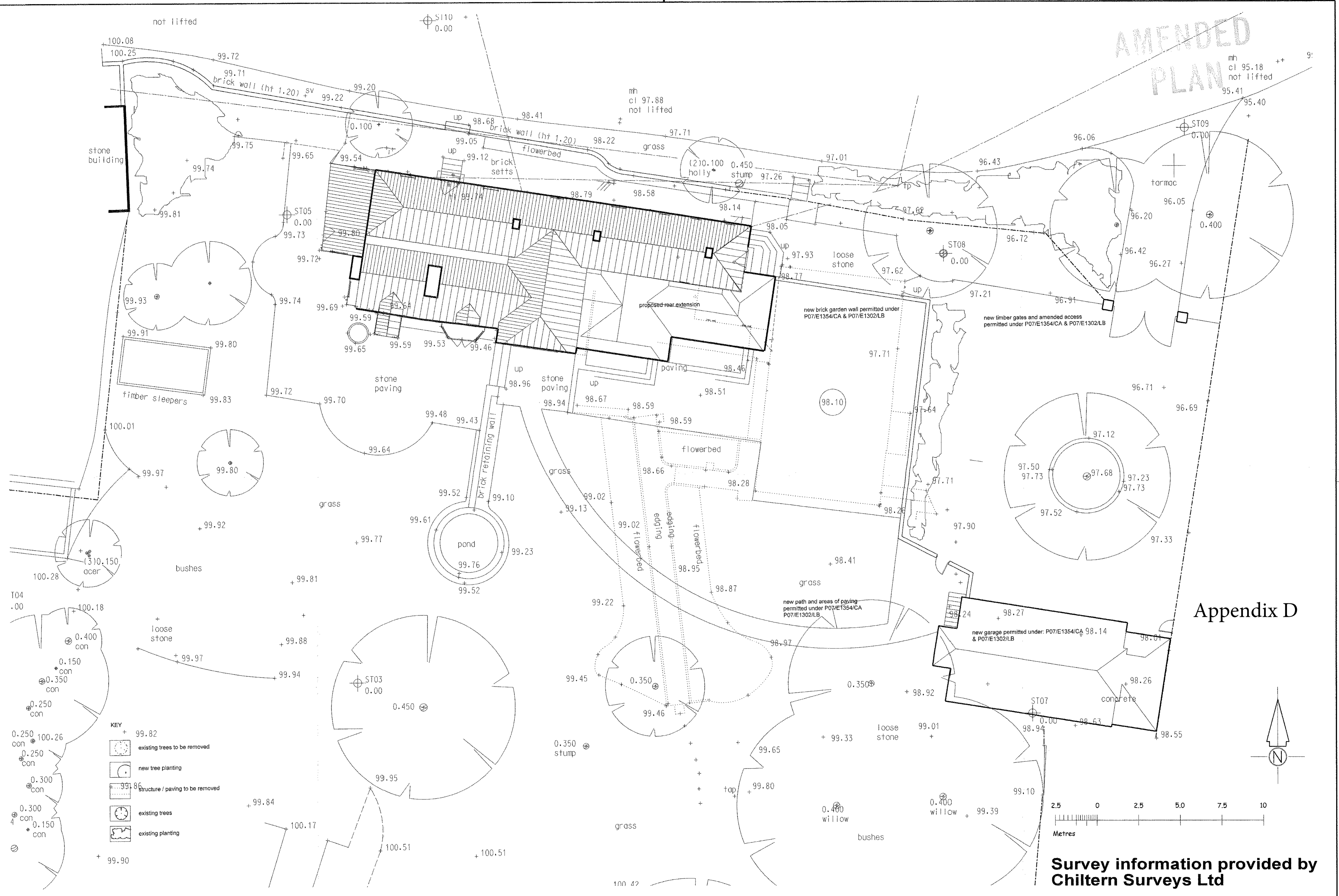
Date 12/04/16 **Drawn by MC**

Checked by Anne Wilder

Drg No CHH/P/11	Rev
---------------------------	------------

- KEY**
- + 99.82 existing trees to be removed
 - new tree planting
 - structure / paving to be removed
 - existing trees
 - existing planting

AMENDED PLAN



Appendix D

Notes / Revisions

Rev A - 02.05.09 - scale bar revised to show correct scale at A1
 Rev B - 20.07.09 - roof pitch of extension changed to match that of main roof, and extension reduced in size

David Parker Architects Ltd		Client	MR & MRS PEARCE
The Old Brewery Tap Shirburn Street Watlington Oxfordshire OX49 5BU Tel. 01491 613066 Fax 01491 614017 mail@dparchitects.co.uk		Project	RESIDENTIAL REAR EXTENSION AND INTERNAL ALTERATIONS
		Location	CLAYHILL HOUSE, STOKE ROW

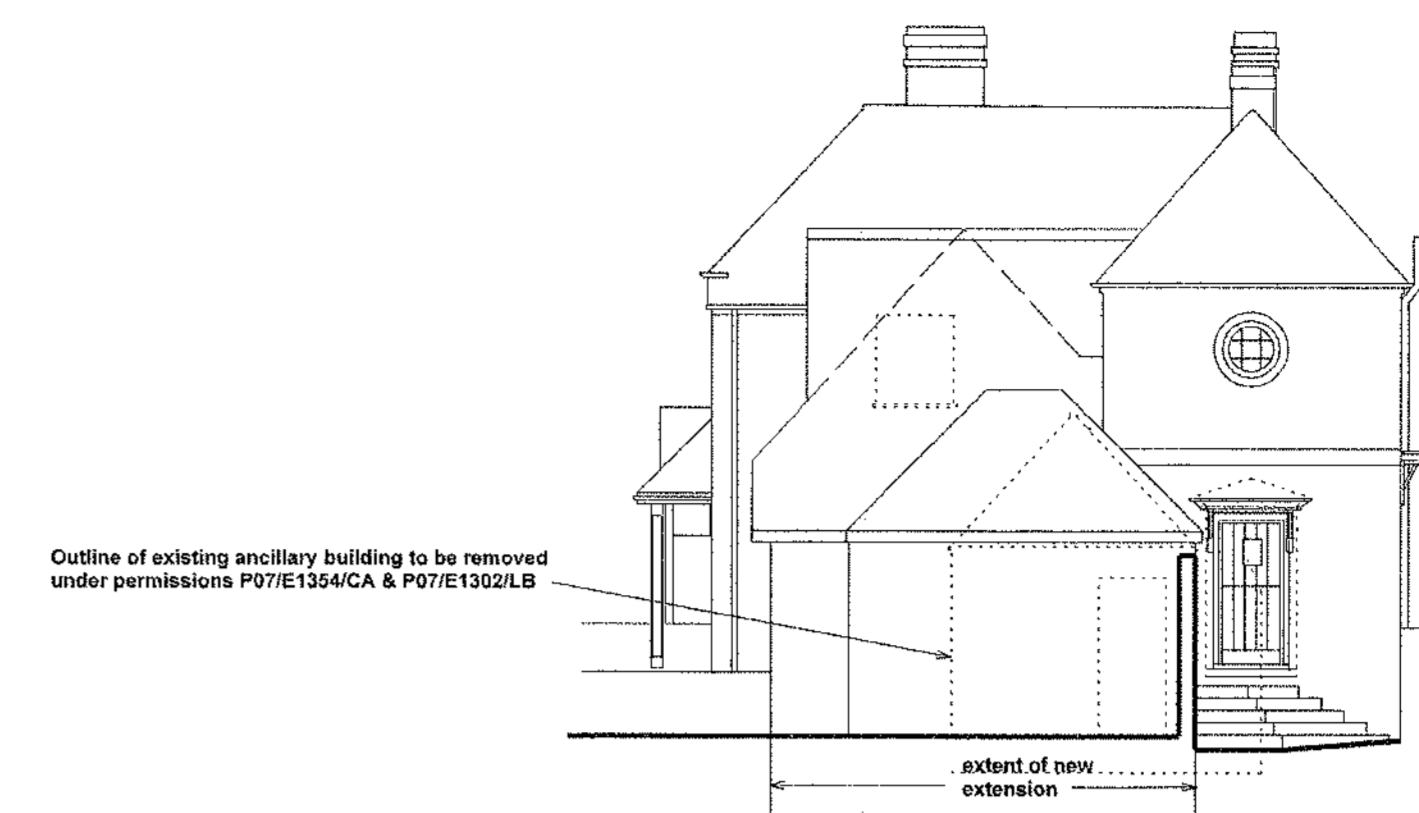
Project	CHH	Status		Drawing	09 CHH P004	Rev	B
Drawing Title	Proposed Site Plan						
Drawn By	AW	Scale	1:100 @ A1 1:200 @ A3	Date	26.04.09	Date revised	20.07.09

13

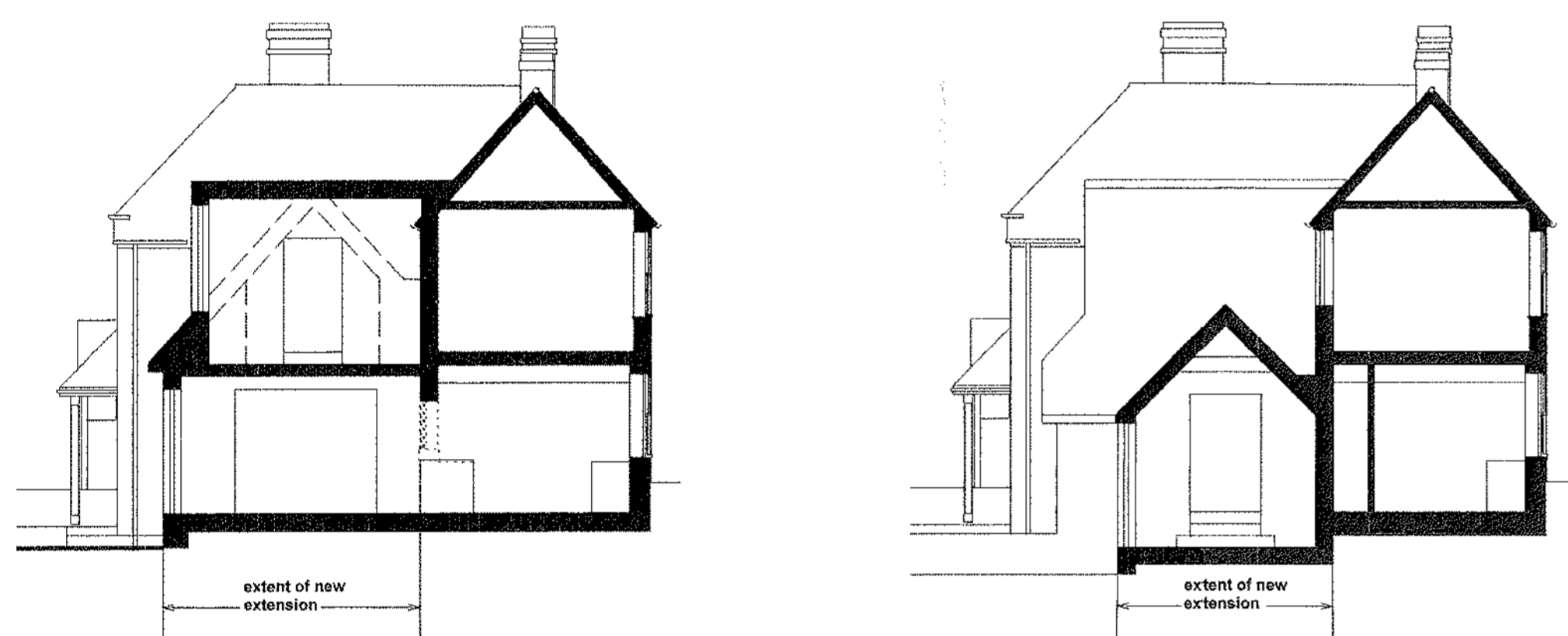
AMENDED
PLAN



SOUTH REAR ELEVATION



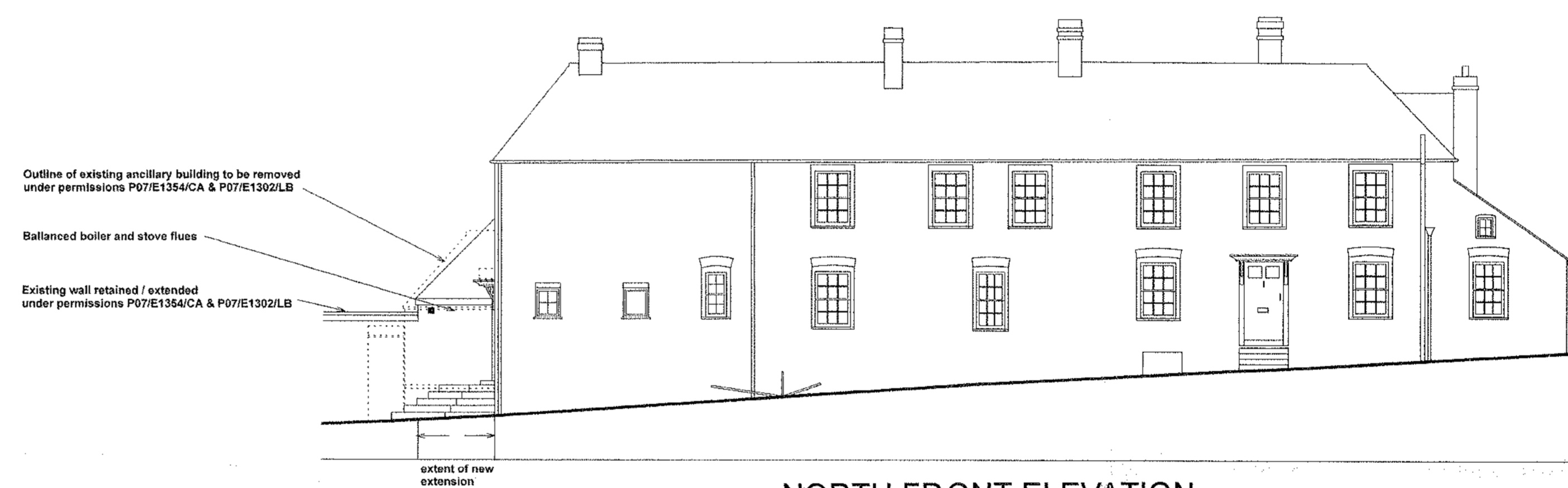
EAST FLANK ELEVATION



A-A

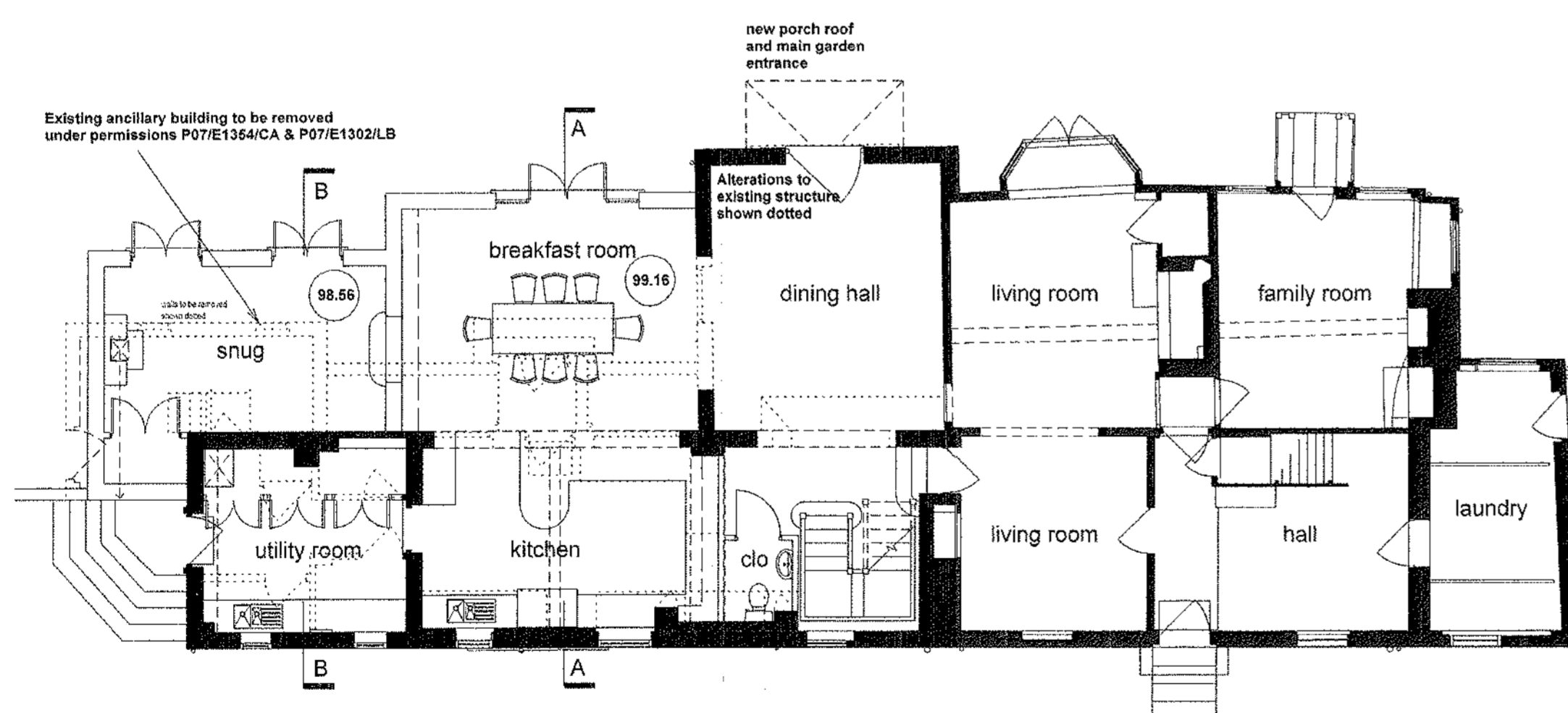
PROPOSED SECTIONS

B-B

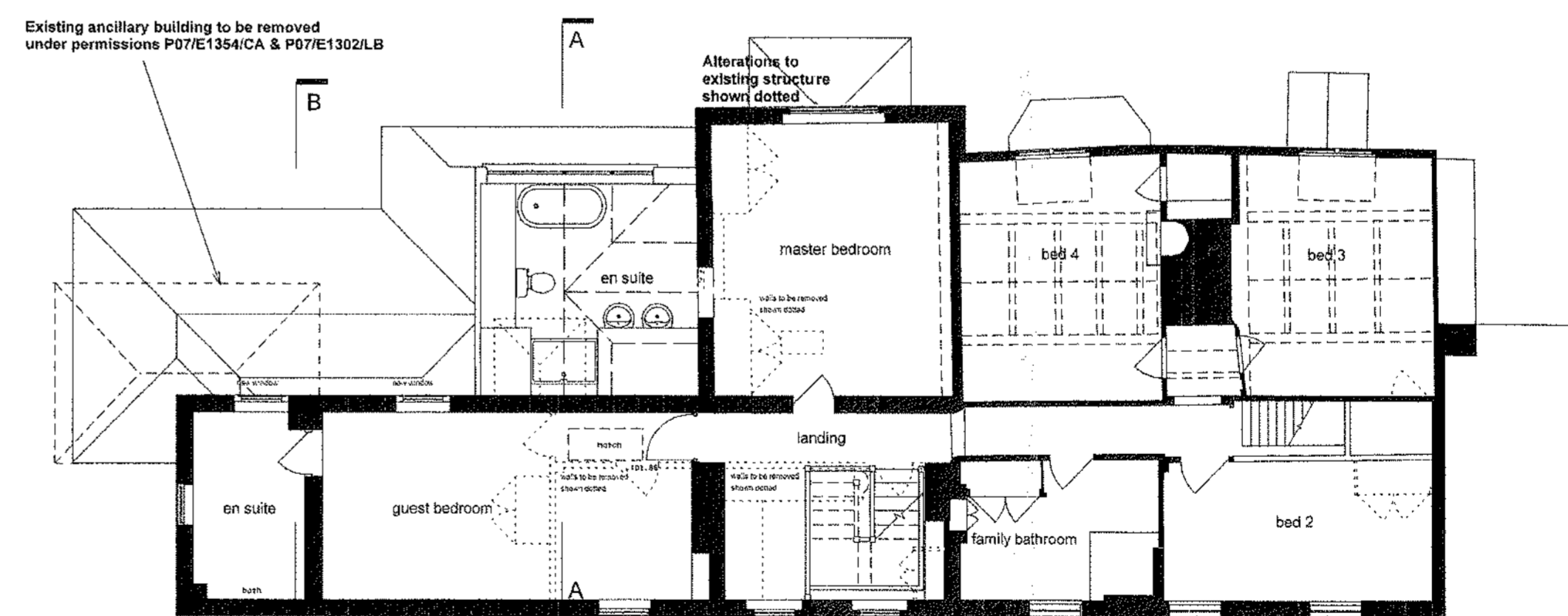


NORTH FRONT ELEVATION

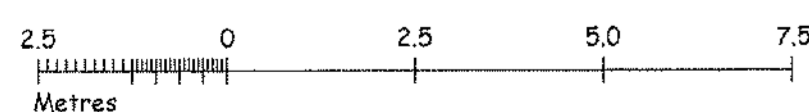
- Planning Notes
- Proposed facing materials
 - Walls External brickwork to match existing
 - Roof Plain clay tiles to match existing
 - Windows Sash windows and French doors to match existing timber to be painted white



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SURVEY INFORMATION SUPPLIED BY MIDLAND SURVEYS

Notes / Revisions
Rev A - 20.07.09 - roof pitch of extension changed to match that of main roof and extension reduced in size, existing stairs retained unaltered.

David Parker Architects Ltd

The Old Brewery Tap Shirburn Street Watlington Oxfordshire OX49 5BU
Tel. 01491 613066 Fax 01491 614017 mail@dparchitects.co.uk

Client	MR & MRS PEARCE
Project	RESIDENTIAL REAR EXTENSION AND INTERNAL ALTERATIONS
Location	CLAYHILL HOUSE, STOKE ROW

Project	Status	Drawing	Rev
CHH	PLANNING	09 CHH P002	A
Drawing Title			
PROPOSED PLANS & ELEVATIONS			
Drawn By	Scale	Date	Date revised
AW	1:100	15.01.09	20.07.09



Appeal Decisions

Hearing held on 20 April 2010
Site visit made on 20 April 2010

by **Joanna C Reid** BA(Hons) BArch(Hons)
RIBA

an Inspector appointed by the Secretary of State
for Communities and Local Government

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

☎ 0117 372 6372
email: enquiries@pins.gsi.gov.uk

Decision date:
14 May 2010

Two Appeals at Clayhill House, Stoke Row, Oxfordshire RG9 5PD

- The appeals are made by Mr and Mrs J Pearce against the decisions of South Oxfordshire District Council.
- The proposals are rear single and one and a half storey extensions with internal alterations.

Appeal A Ref: APP/Q3115/E/10/2120385

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
- The application Ref P09/E0513/LB, dated 7 May 2009, was refused by notice dated 28 August 2009.

Appeal B Ref: APP/Q3115/A/10/2120382

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The application Ref P09/E0512, dated 7 May 2009, was refused by notice dated 28 August 2009.

Decisions

Appeal A Ref: APP/Q3115/E/10/2120385

1. I dismiss the appeal.

Appeal B Ref: APP/Q3115/A/10/2120382

2. I dismiss the appeal.

Appeal A and Appeal B

Main issue

3. From my inspection of the site and its surroundings, and from the representations made at the hearing and in writing, I consider that the main issue in these appeals is the effect that the proposal would have on the special architectural or historic interest of the listed building and its setting, and, thus, on the character of the Conservation Area within which it stands.

Reasons

4. The appeal building, Clayhill House, and part of the appeal site are within the Stoke Row Conservation Area. The Conservation Area is characterised by loosely spaced development around a green which probably represents the extent of a mediaeval woodland clearance. There are several buildings of historic interest within the Conservation Area. A few, including the appeal building, are listed, and most are fairly simple in their design and detailing.

5. Clayhill House was listed in Grade II on 28 November 1985. The list description states that it is also included for group value. Paragraph 6.21 of Communities and Local Government Circular 01/2007 *Revisions to Principles of Selection for Listing Buildings* states that the lists include a description of each building. This is principally an aid to identification. While list descriptions will include mention of those features which led English Heritage to recommend listing, they are not intended to provide a comprehensive or exclusive record of all the features of importance, and the amount of information given in descriptions varies considerably. Absence from the list description of any reference to a feature (whether external or internal) does not, therefore, indicate that it is not of interest or that it can be removed or altered without consent.
6. The special architectural interest of Clayhill House derives particularly from the western part of the existing dwelling. From the appellants' representations, it includes a seventeenth-century 2-bay timber-framed range at the rear and an eighteenth-century parallel range at the front facing the road. The simple double-pile former farmhouse, with its low-key nineteenth-century lean-tos to the west, was considerably extended in the twentieth century, and this is plain from the historic maps in both parties' representations.
7. The twentieth-century additions which are in line with the eighteenth-century range are set well back from the original seventeenth-century timber-framed dwelling, so they do not overpower it or the rest of the former farmhouse in views from the back garden. However, in my view, the twentieth-century extension roughly at right-angles to the double-pile house is a somewhat dominant extension because it is taller and deeper than the seventeenth-century range. The simple pitched-roofed forms of the twentieth-century additions, and most of the window and door openings in them, are sympathetic to the character of the more historic parts of the listed building, and to other historic buildings in the locality.
8. The appeal proposal includes a 1½-storey extension to the rear and side of the larger twentieth-century additions, a single-storey side and rear extension, a porch and a new door in place of an existing pair of French windows with side lights, and internal alterations. The extensions would be wider, and in part as deep, as the seventeenth-century timber-framed range which is the most significant part of the building due to its age. Because of their scale and bulk and their prominent siting, in combination with the twentieth-century additions, the former double-pile farmhouse which is important to the special architectural interest of the listed building would be overwhelmed in views from the back garden. This would seriously undermine its significance.
9. The complicated plan and roof forms of the proposed extensions and their complex detailing would contrast starkly with the simple pitched-roofed forms and the mainly traditional detailing which are important to the character of the listed building. The substantial areas of glazing in the gable and in the French windows would also be out of keeping with the character of the listed building. For all of these reasons the proposal would fail to preserve the special architectural interest of the listed building, and it would harm its character.
10. As I saw at my visit, and from the appellants' representations, the part of the back garden that is edged by the twentieth-century extensions has a clear

functional relationship with the kitchen/utility end of the house and the back door to it. It also provides the set back for the range by the road in views from the back garden. It is fairly well screened from the main windows in the ground floor living rooms and the road, and it is well sited for sunshine and daylight. Because of its functional and visual qualities this external space contributes in a positive way to the setting of the listed building. The proposed extensions would almost completely fill this space which is important to the use and the character of the single dwelling. Thus they would harm the setting of the listed building.

11. It was not disputed that the internal alterations could have little impact on the seventeenth and eighteenth-century parts of the house, because the proposed staircase would be within the twentieth-century extensions, and the existing staircase would be retained. Satisfactory means of escape in case of fire could be achieved without the need for harmful extensions. Whilst the appellants may desire a more conveniently located staircase and other accommodation, insufficient justification was put to me to show why the proposal would be necessary to preserve the listed building. The appellants' offer of a condition for the pipes at the front of the listed building to be tidied up would not outweigh the harm that the proposal would cause. Although the garage and studio building has a more contemporary vernacular appearance, its relationship with the listed building differs from the proposal before me.
12. I have had regard to my colleague's decisions ref APP/Q3115/E/08/2068639 and APP/Q3115/A/08/2068654 for proposals that included a 2-storey extension. The appeal proposal would be seen by the existing and future occupiers of the dwelling, their visitors and tradespersons. So, whilst much of it would not be visible from the public realm, this would not be a sufficient reason to allow this harmful proposal contrary to national and local policy. Because the proposal would harm the character of the listed building and its setting, I consider that it would, in consequence, fail to preserve the character of the Conservation Area.
13. I therefore conclude that the proposal would not preserve the special architectural interest of the listed building and that it would harm the character of the listed building and its setting, and, thus, the character of the Conservation Area within which it stands. It would be contrary to saved Policies G2, G6, CON2, CON5, CON7, D1 and H13 of the *South Oxfordshire Local Plan 2011*, national policy in Planning Policy Statement 5 *Planning for the Historic Environment* (PPS5) and the guidance in *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide*. For the reasons given above and having regard to all other matters raised, the appeals fail.

Joanna C Reid

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

James Pearce Appellant.

Nicholas Doggett BA PhD Appellants' agent, Director, CgMs Ltd.
Cert Archaeol MIFA IHBC

FOR THE LOCAL PLANNING AUTHORITY:

Natalie Hill MSc PGDip Assistant conservation and design officer,
BA(Hons) South Oxfordshire District Council.

Sarah Green BSc MSc Appeals officer,
 South Oxfordshire District Council.

DOCUMENTS PUT IN AT THE HEARING

- 1 The Council's notification of the hearing and the list of persons notified.
- 2 Saved Policy CON5 of the *South Oxfordshire Local Plan 2011* (LP), put in by the Council.
- 3 *Stoke Row Conservation Area: a character study*, put in by the Council.
- 4 Saved LP Policy CON7, put in by the Council.