

HERITAGE STATEMENT

TEMPLATE: (please read in conjunction with the Heritage Statement Guidelines)
N.B. this template can be combined with a Design and Access Statement.

Name and address of proposed development site:

The Old Post Office
5 The Green
Over Norton
Oxfordshire OX7 5PT

Is the development site (please tick relevant boxes):

- A listed building
- Within a conservation area
- Within a registered park and garden
- A scheduled monument
- A site of archaeological interest
- A non-designated heritage asset / building of local interest
- In the setting of / adjacent to one of the above

Relevant Planning History: *please discuss any relevant planning history which has influenced the heritage asset.*

The complete known planning history is given below. However, there is no planning history that is relevant to this application.

Reference	18/00334/LBC
Proposal	Replacement of utility room window
Decision	Approve
Decision Issued Date	Tue 13 Mar 2018
Reference	17/00503/LBC
Proposal	Siting of an external oil-fired central heating boiler to rear elevation
Decision	Approve
Decision Issued Date	Tue 02 May 2017
Reference	17/00502/HHD
Proposal	Siting of an external oil-fired central heating boiler to rear elevation.
Decision	Approve
Decision Issued Date	Tue 02 May 2017
Reference	13/0602/P/LB
Proposal	Alterations to replace windows and the front door.
Decision	Grant, subject to conditions
Decision Issued Date	Tue 18 Jun 2013
Reference	07/1135/P/LB
Proposal	Internal and external alterations
Decision	Grant, subject to conditions
Decision Issued Date	Thu 09 Aug 2007

HERITAGE STATEMENT

Reference	07/1134/P/FP
Proposal	Erection of replacement rear extension
Decision	Grant, subject to conditions
Decision Issued Date	Thu 09 Aug 2007
Reference	W2000/0865
Proposal	Insertion of aga flue in north east roof slope.
Decision	Approve
Decision Issued Date	Wed 05 Jul 2000
Reference	W99/0883
Proposal	Alterations to convert stone outbuilding to playroom
Decision	Approve
Decision Issued Date	Fri 23 Jul 1999
Reference	W95/0041
Proposal	Construction of a velux skylight in west (rear) elevation
Decision	Approve
Decision Issued Date	Thu 11 May 1995

List Entry Description: Please provide the grade of the building (I, II*, II) and a copy of the list description.

Grade II
Listed by Historic England
Listing ID: 1052788
Listed in 1988

The Significance of the Heritage Asset: The Historic & Special Architectural Importance of the Asset, inc. its History and Development: Give a brief description of the history, character and appearance of the heritage asset. Describe the historic, architectural, artistic or archaeological significance of the building (including reference to those features included in the listing description.) This should include, for example, the age, phases of development, layout, appearance, significance of particular features or characteristics, materials and construction or potential for archaeological remains (for further assistance please refer to the Historic England's 'Conservation Principles' 2008).

Original listing description (circa 1988)

House. Mid/late C17. Coursed limestone rubble with ashlar dressings; concrete plain-tile roof with brick gable stacks. L plan. 2 storeys plus attic. 2-window front has 2-light stone-mullioned windows at first floor, but at ground floor has a 3-light mullioned window with label in the left bay, and a 3-light casement in the right bay, probably converted from a 4-light mullioned window and retaining the label but with an inserted doorway immediately to left. All windows have leaded glazing. Steep-pitched roof has a gabled roof dormer. Lower rear wing returns from left. Interior not inspected.

Proposed Development or Works: Please describe the proposed works including scale, height, construction, materials, design details, layout, and any associated landscaping works. For internal works to

HERITAGE STATEMENT

listed buildings this should also include details of any historic fabric or architectural features which would be lost as part of the proposal. Also, provide details of any new foundations, ground disturbance or provision of services which could impact any heritage assets (including surrounding buildings / archaeology).

To install an electric car (Tesla) charging point in the garden, to be mounted on a Tesla-approved mounting post, by a Tesla-approved electrician

Setting: *Give a brief description of the setting of the building – describe its surroundings and the impact of the proposed development on those surroundings. For example the building’s position in the streetscene, or the potential for archaeological interest which may extend beyond the heritage asset.*

A site location plan, block plan, a photograph of the rear garden and a diagram showing the object in the garden and the intended location of the electric charging point have all been supplied along with the listed buildings consent form.

In summary, this is a residential home on the main street going through the village of Over Norton. It is an end of terrace house, and adjacent to the house is a driveway that is owned by the house behind, and provides land registry entitlement to the old post office for pedestrian and vehicle access so that cars may be parked to the rear of the house.

The Impact of the Proposed Development Works: *please describe the impact the proposals will have on the significance of the heritage asset or its setting – this may include example of loss or concealment of key features or historic fabric, blocking key views, impact on relationship between buildings etc.*

There is no anticipated visual or functional impact of the proposed work to the house or to its curtilage.

Conserve, Enhance and Mitigate: *how will your proposals conserve and enhance the heritage asset or better reveal its significance? If there are any impacts, what steps have been taken to mitigate any harm?*

There is no anticipated positive or negative impact, and therefore the heritage asset will be conserved.

Statement of Justification for the Proposed Works: *any harm or loss of, the significance of a heritage asset requires ‘clear and convincing’ justification (NPPF para 194) – please provide your justification for the proposed works.*

As owners of the house, we wish to reduce our carbon footprint and pollution by changing to an electric car when the lease on our current car ends, early summer 2022. We will need an electric charging point and the location we have proposed is convenient because this is where the car can be parked, not disruptive to the heritage asset and least disruptive to our neighbours and to the overall appearance of the village.

We believe that siting an electric charging point on the main road would be more disruptive to our neighbours. There is limited parking, and our proposal would mean that our car does not take up one

HERITAGE STATEMENT

of the precious parking spaces on the main road.

Applications for demolition: *if you are applying for demolition of a listed building or a building in a conservation area which makes a positive contribution to the area (as defined by the local authority) please provide a justification statement for the demolition explaining how you have met the requirements of para 195 of the NPPF.*

Not applicable

Relevant Policy and Legislation: *How does your application comply with current national and local policy, legislation and guidance:*

There is no known policy implication.

Other information: *Please feel free to add any further design and access information that you feel may be relevant to your application.*