

# **'EXTRA COVER'**

## NORTHMOOR

# **PLANNING STATEMENT**

**REMOVAL AND REPLACEMENT OF NON-ORIGINAL IMITATION STONE SLATES TO ENABLE REPAIRS AND UPGRADES TO THE MEMBRANE, INSULATION AND JOINT SEALING BENEATH.**

MARCH 2022

## **1.0** INTRODUCTION

- 1.1 This application seeks planning permission and listed building consent for re-roofing works at 'Extra Cover'.
- 1.2 The works propose the removal of the existing non-original, imitation stone slates so that repairs and upgrading of the membrane, insulation and joint sealing beneath can be undertaken. This will greatly improve the air tightness and so U value of the building. The imitation Cotswold Stone tiles will then be replaced.
- 1.3 As the Council will be aware, whilst this building is listed (Grade II), it was the subject of significant fire damage in 1999 and as a result consents were granted for its demolition and rebuilding in 2000. Visually the building appears 'new' and the existing roof material dates from that period.
- 1.4 The proposals have been developed on the basis of a careful analysis of the condition of the existing roof by Attleys Roofing Contractors in consultation with appointed Heritage Consultant Justin Ayton.
- 1.5 This statement explains the proposals in the context of relevant national and local policies and guidance and makes reference to the Heritage Statement prepared by Justin Ayton.
- 1.6 It is also recognised that works to re-roof could have the potential to impact bats present within some areas. A bat survey report has therefore been prepared by Keystone Ecology. Subject to the grant of permission Keystone will then progress a relevant bat licence application with Natural England prior to any works commencing.
- 1.7 This statement is set out as follows:

- 2.0 Site and Heritage Description
- 3.0 Planning History
- 4.0 Relevant Planning Policy
- 5.0 Analysis
- 6.0 Conclusions.

## 2.0 SITE AND ITS HERITAGE CONTEXT

2.1 Extra Cover is located to the south side of Church Road in Northmoor as highlighted on the Historic England Heritage Map extract opposite.

2.2 The property is listed (Grade II) and stands adjacent to a number of separately listed buildings, also as highlighted (blue triangles), including Rectory Farm house, a Dovecote, an old Granary, Church Farm House, Cruck Barn and St Denys Church. Rectory Farm house located to the south east is Grade II\* listed and the building clearly forms part of its setting.

2.3 The application site and much of the wider village has been designated as a part of the Northmoor Conservation Area.



**Heritage Map showing the property and its context**

2.4 A description of the site and its significance is set out in the accompanying heritage statement provided by Justin Ayton. This highlights (as discussed further in Section 3 of this statement), that the building is modern, rebuilt after fire damage in the early 2000's. Further, that the rebuilt structure is quite different in appearance from the original, being taller, with a gabled roof clad in artificial stone tiles. The only resemblance that it bears to the original barn is its linear form and limited panels of weatherboarding. Whilst the building has little integral significance, it does lie within the setting of several listed buildings, including the Church of Saint Denys (grade I) & Rectory Farmhouse (grade II\*). It is assessed that the contribution that the building makes to the setting and significance of these listed buildings and the character and appearance of the conservation area rests solely in the memory of the historic building in the linear form, and the evocation of the original weatherboarded structure



**Aerial view of the group of buildings with Extra Cover to the front of the picture**



**Extra Cover – rebuilt following grant of permission in 2000**



**Granary Building**



**Dovecote**



**Adjacent outbuilding**



**Rectory Farm to the south east of Extra Cover**



### **3.0 RELEVANT HISTORY**

- 3.1 The Council's online records confirm that permission was originally granted in 1986 to convert what was a barn / outbuilding to the dwelling now known as Extra Cover (W86/0795).
- 3.2 Unfortunately, the building suffered major fire damage in the late 1990's and so in August 2000 planning permission (W2000/885) and listed building consent (W2000/886) were granted enabling the demolition and rebuilding of the fire damaged property.
- 3.3 No copies of plans or other information is contained on the electronic file other than the decision notices. It is relevant to note that the roofing material approved for the building was "artificial stone slates of random sizes".
- 3.4 It is clear however that the building although listed is wholly modern having been rebuilt in the early 2000's. No original / historic fabric is present.

## 4.0 RELEVANT PLANNING POLICY

### National Planning Policy Framework (NPPF) July 2021

4.1 The NPPF provides the governments guidance on the way in which the planning system should approach the delivery of sustainable new development. We highlight the following aspects.

- The purpose of the planning system is to achieve sustainable development (p.7)
- Planning decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. (p.9)
- Local Planning Authorities should approach decisions on proposed development in a positive and creative way so that application for sustainable development can be approved wherever possible. (p.38)
- Planning conditions should be used in order to enable permission to be granted where possible rather than simply seeking to refuse development which could be made acceptable. (p.54 & 55)

4.2 Chapter 16 is entitled “Conserving and Enhancing the Historic Environment”. It advises:

*194. In determining applications, local planning authorities should require **an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting**. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.....*

*195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any*



*necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*

*197. In determining applications, local planning authorities should take account of:*

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

*199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

*201. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

### **Local Planning Policy**

- 4.3 The current Development Plan for West Oxfordshire is the Local Plan 2031 adopted in September 2018. Policy EH11 relates to listed buildings and states:

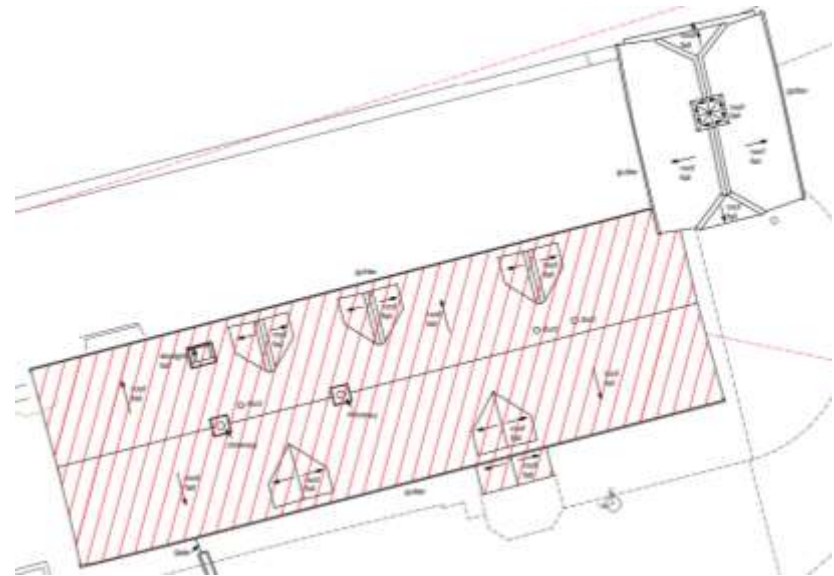
*“Proposals for additions or alterations to, or change of use of, a Listed Building (including partial demolition) or for development within the curtilage of, or affecting the setting of, a Listed Building will be permitted where it can be shown to:*

- *Conserve or enhance the special architectural or historic interest of the building's fabric, detailed features, appearance or character and setting*
- *Respect the building's historic curtilage or context or its value within a group and/or its setting including its historic landscape or townscape context, and*
- *Retain the special interest that justifies its designation through appropriate design that is sympathetic both to the Listed Building and its setting and that of any adjacent heritage assets in terms of siting, size, scale, height, alignment, materials and finishes (including colour and texture), design and form”*

- 4.4 Policy EH3 confirms the need to protect and mitigate against impacts on priority habitats, protected species and priority species, both for their importance individually and as part of a wider network.
- 4.5 The West Oxfordshire Design Guide adopted August 2016 provides advice in respect of listed buildings (Section 7) and also 'roofs and roofing materials' in Section 9.
- 4.6 Chapter 7 explains that a key aspect of bringing forward alterations to listed buildings is firstly understanding its context and character. That is, why it is of listing quality and what are the features that contribute to its special interest. It explains that once the context is understood, then it is possible to establish whether or not works would be harmful.
- 4.7 In terms of roofs and roofing materials Chapter 9 highlights that there are two traditional roof materials which dominate within West Oxfordshire, natural limestone stone slate and Welsh (blue slate). The guidance notes that in respect of listed buildings the Council will generally expect replacement of roofing materials on a like for like basis and a good match where new materials are being used in terms of colour and texture.

## 5.0 ASSESSMENT OF APPLICATION PROPOSALS

- 5.1 As noted in Section 1, it is proposed to remove the existing non-original, imitation stone slates which cover the roof of the building so that repairs and upgrading of the membrane, insulation and joint sealing beneath can be undertaken. This will greatly improve the air tightness and so U value of the building. New imitation Cotswold Stone tiles will then be installed.
- 5.2 The proposals do not impact / include any changes to the listed Dovecote which adjoins Extra Cover at its north east corner as shown opposite. The re-roofing, upgrading of the membrane, insulation and joint sealing will take place only in the area hatched red.



**Plan showing extent of works**

- 5.3 As will be appreciated, as the building was constructed following the grant of planning and listed building consents in 2000, none of the existing roof covering or the structure below is historic or of intrinsic heritage significance.
- 5.4 Although there is only limited material available to view online it is noted that condition 4 of the listed building consent stipulated that the material to be used for the new roof should be 'artificial stone slates of random sizes'.
- 5.5 It is therefore proposed to simply utilise the same / similar roof covering again as part of this re-roofing proposal.
- 5.6 The works would therefore have little or no visual impact on the property or the wider setting of the listed group of buildings.

5.7 The accompanying Heritage Statement notes that as there would be no change in the appearance of the building and so the contribution that it makes to the setting & significance of the nearby listed buildings, and as there would be no impact upon any historic fabric, detailing or design, the proposals would not harm the significance of the building or the setting of significance of the neighbouring buildings.

5.8 The proposals therefore comply with Policies EH10 and EH11 of the adopted local plan.

#### Bat Survey & Assessment

5.9 Keystone Ecology have undertaken surveys of Extra Cover and also the neighbouring buildings and present the results in the accompanying report. Some Brown Long-eared and Common Pipistrelle's were recorded.

5.10 The report provides recommendations at paragraphs 5.10 to 5.13 which will be followed during the works to minimise impacts during the re-roofing. Bat boxes will also be provided as recommended.

## **6.0** CONCLUSIONS

- 6.1 This application seeks consent for reroofing at Extra Cover as described in this statement and supporting documents and schedules.
- 6.2 The proposals simply seek to facilitate repairs and upgrading of the membrane, insulation and joint sealing beneath the roof.
- 6.3 The proposals have been developed by specialist roofing contractors Attley's in consultation with Heritage consultant Justin Ayton to ensure that these are sensitive to the heritage significance of the property.
- 6.4 It is considered that the works would have no detrimental impacts on the building and so comply with National Planning Policy and Guidance and Policy EH11 of the West Oxfordshire Local Plan.
- 6.5 The impact of the works on bats utilising the site has been assessed and a bat licence will be obtained prior to any works commencing to ensure appropriate legislation in this regard is complied with.