

STABLES & GRANARY, RECTORY FARM, NORTHMOOR;
HERITAGE APPRAISAL

RECTORY FARM, STABLES AND GRANARY APPROXIMATELY 15 METRES NORTH WEST OF FARMHOUSE (otherwise known as 'Extra Cover') was listed grade II on the 17th of October 1988, as an 18th-century, timber-framed & weather-boarded structure on a low stone plinth, with a half-hipped thatched roof, & it remains visible as such in a number of historic photographs.



In 1986 permission was granted for '*Conversion of disused agricultural building into dwelling*' (W86/0795 & W86/0046). Unfortunately, the building was subsequently gutted by fire, & permission was granted in 2000 to '*Demolish existing fire damaged dwelling and erect*

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replacement dwelling' (W20000885 & W2000/0886): photographs taken at the time show conclusively that the historic building was entirely razed, with even new foundation trenches being dug.



This building is the one that survives to this day; & is quite different in appearance from its predecessor, being taller, with a gabled roof clad in artificial stone tiles, extensive cladding of the walls with rubble-stone, & an overtly domestic appearance with dormer windows on both slopes; the only resemblance that it bears to its forebear is its linear form, & the somewhat limited panels of weatherboarding, unfortunately stained rather than left o silver naturally.

Despite being an entirely modern building, the Stables & Granary has never been delisted. 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*), & within the designated NORTHMOOR CONSERVATION AREA. However, the positive contribution that the building makes to the setting & significance of the listed buildings & the character & appearance of the conservation area rests solely in the memory of the historic building in the linear form, & the evocation of the original weatherboarded structure.

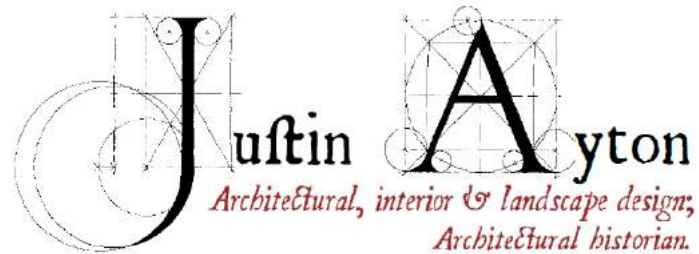
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The current proposal is merely to reroof the building, as the current roof is in poor condition & is thermally inefficient; there would be no change to the roof coverings which would be reinstated as artificial stone tile.

Consequently, there would be no change in the appearance of the building, or thus to the contribution that it makes to the setting & significance of the nearby listed buildings, & there would be no impact upon any historic fabric, detailing or design. The proposed re-roofing would therefore not harm the significance of the Stables & Granary, or the setting of significance of the CHURCH OF SAINT DENYS or RECTORY FARMHOUSE, & the character, appearance & significance of the NORTHMORE CONSERVATION AREA would be preserved. As such, the proposal therefore accords with both national policy, as outlined in Section 16 of the NATIONAL PLANNING POLICY FRAMEWORK, & local policy, as outlined in the WEST OXFORDSHIRE LOCAL PLAN 2013, particularly policies EH9, 10 & 11, & it is hoped that it will be welcomed & supported.

Justin Ayton
10-III-22