



Planning, Design and Heritage Statement

November 2022

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1.0 Introduction

This Planning, Design and Heritage Statement is prepared by Blenheim Estate in support of a Listed Building Consent (LBC) application submission for replacement windows at Hanborough Lodge.

2.0 Site and Surroundings

Hanborough Lodge is located on the southern edge of Blenheim Palace Estate – north of the A4095, Main Road, Hanborough.

Hanborough Lodge is a Grade II listed building. Historic England’s official listing for the property states:

“HANBOROUGH MAIN ROAD SP41SW (North side) 10/139 Hanborough Lodge and Hanborough Lodge Cottage - II Two houses. Late C17/early C18. Coursed limestone rubble; gabled stone slate roof, with concrete tiles to rear; brick end and ridge stacks. L-plan with rear left wing. 2 storeys; 3-window range. Timber lintels over C19 and C20 casements. Rear wing has C20 door and windows and end stack of stone finished in brick; rear gable has late C18 Gothic window of 3 lights with intersecting tracery. Interior: Hanborough Lodge to rear has C17 stop-chamfered beams and joists, and C18 plank door set in C17 stop-chamfered doorframe. First floor and Hanborough Lodge Cottage to front not inspected but likely to be of interest.”

3.0 Relevant Planning History

According to West Oxfordshire District Council’s planning application search facility, Hanborough Lodge has been subject to the following applications:

- Erection of two single storey self-contained annexes with shared amenities and facilities (Ref. No: 20/00440/FUL | Status: Application Withdrawn)
- Creation of two backwater bays. (Ref. No: 05/1191/P/FP | Status: Approve)
- Erection of close boarded fence to replace existing larch lap fence (part retrospective) (Ref. No: W2003/0463 | Status: Approve)

4.0 Development Proposals

This LBC application seeks listed building consent for replacement windows. The description of development for this LBC submission is: *“Replacement of existing windows.”*

4.1 Design

The proposed windows are Aluminium Casement Windows to match the existing casement style windows, as specified in the accompanying window specification documents, prepared by Admiral.

No other alterations are proposed.

4.2 Access

Access will be unaffected by the proposal.

5.0 Policy Context

5.1 National Policy Context

The level of detail in the report is proportionate to the proposed works and significance of the property and setting in accordance with National Planning Policy Framework (NPPF), Section 16, Conserving and Enhancing the Historic Environment, 2021.

Paragraph 194 of the NPPF states:

“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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

Paragraph 195 of the NPPF states:

“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.”

5.2 Local Policy Context

West Oxfordshire Local Plan 2031 was adopted in September 2018.

The following Historic Environment Policy from West Oxfordshire’s Local Plan is pertinent to this proposal:

- **Policy EH9 (Historic Environment)** requires all development proposals to conserve and/ or enhance the special character, appearance and distinctiveness of West Oxfordshire’s historic environment, including the significance of the District’s heritage assets, in a manner appropriate to their historic character and significance and in a viable use that is consistent with their conservation, in accordance with national legislation, policy and guidance for the historic environment.
- **Policy EH11 (Listed Buildings)** states that 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.
- **Policy EH12 (Traditional Buildings)** states that in determining applications that involve the conversion, extension or alteration of traditional buildings, proposals will not normally be permitted where this would: extensively alter the existing structure or remove features of interest; include extensions or alterations which would obscure or compromise the form or character of the original building.
- **Policy EH13 (Historic Landscape Character)** sets out parameters for determining applications that affect the historic character of the landscape or townscape.

West Oxfordshire's Design Guide is also a material consideration.

6.0 Assessment

As summarised above, the proposal involves the replacement of existing windows with new aluminium casement windows, to match the existing casement style windows.

The existing windows are in a poor state of disrepair as can be seen by the photos included at **Appendix 1**.

The new windows are required to meet future building regulation standards and will help significantly improve the energy efficiency of the property.

The replacement windows have been chosen to match the casement style of the existing windows, which will ensure the special architectural and historical interest of the building's fabric is conserved in accordance with policy requirements.

7.0 Conclusion

This Planning, Design and Heritage Statement is prepared by Blenheim Estate in support of a LBC submission for replacement windows at Hanborough Lodge.

The proposed replacement windows respect the historic value and significant of Hanborough Lodge and are necessary to improve the energy efficiency of the property – to comply with future building regulations.

The proposal fully accords with relevant local and national policies, and it is respectfully requested that LBC is granted.

Appendix 1 – Photos of existing windows



