

JPPC ref: NW/8757
Portal ref: PP-12349341

Planning Registration
West Oxfordshire District Council
Online submission

27th July 2023

Dear Sir / Madam

Application for Planning Permission and Listed Building Consent for alterations and a replacement extension to 36 New Street, Chipping Norton.

For: D Holdsworth

This covering letter accompanies an application to make alterations to 36 New Street in Chipping Norton. The application consists of this letter and the following documents produced by Tyack Architects and Hubbard Conservation.

Location Plan – 12-893 05;
Existing Plans – 3127-002 to 004;
Proposed Block Plan – 3127-005;
Proposed Plans – 3127-006 to 008;
Elevations – 3127-009 to 012;
Window details – 3127-013 and 014;
Design and Access Statement; and
Statement of Significance and Impact Assessment.

36 New Street is an existing listed dwelling. It has been extended to the rear in recent times, but not successfully. It also needs repairs and can usefully be improved. It has recently changed hands and the new chapter in its ownership is an opportune time to make these investments.

The proposals are carefully explained in the accompanying plans and Design and Access Statement prepared by Tyack Architects. They present a cogent and well considered set of works which will both preserve and enhance the character and appearance of the heritage asset, whilst not causing demonstrable harm to any neighbour or the character of the wider area.

Hubbard Conservation have produced a comprehensive statement of significance setting out those features of importance within the building and that is accompanied by an impact assessment which, correctly in our view, concludes the works would be minimal and at least preserve, as well as enhance.

Given the above heritage conclusion there is no need to present any public benefits – although there clearly are such benefits associated with the proposals.

There is no greater impact on neighbours' amenity as a result of the proposed works and no impact on parking available at the dwelling.

We trust Officers will support these minor alterations and improvements to the dwelling.

Please let me know if you have any questions or require any additional information.

Yours faithfully

A solid black rectangular box redacting the signature of Neil Warner.

Neil Warner BA(Hons) MSc MRTPI
Principal
Director of Neil Warner MRTPI Ltd, a Partner of JPPC