

Planning Statement, Design & Access Statement  
& Historic Statement  
For  
Planning Application  
For New Garden Room  
At  
West View  
151 The Hill  
Burford  
Oxon OX18 4RE



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THE TOWN SEAL.





## 1. INTRODUCTION

- a. Archway Design Services Ltd have been preparing listed building applications for the past 20 years throughout London, the South East and South West of England and were instructed to prepare plans and documents to support the planning application for alterations to West View 151 The Hill Burford. The works relate to the new garden room. This report therefore focuses on the impact that the alterations will have on the heritage asset's exterior of the listed building.

## 2. HISTORY of WEST VIEW (151 The Hill)

- a. West View is located in the Burford Conservation Area and is part of an area of outstanding natural beauty.
- b. The current numbering system has West View as number 151, the immediately adjacent properties are numbered 147 and 153 suggesting that at some point number 149 became part of either 151 or 147. Available maps do not provide evidence either way.

## 3. HISTORY of BURFORD

- a. Burford has a rich history and little is not known about the town and its origins and the proposed works to this building will not impact on its history or cause substantial harm to the building's station in the town, but it will be a benefit to its future. Suffice it to say that Burford is a medieval town that was established around the time of the Norman Conquest and, as with many other sites, was located on an earlier settlement created by the Anglo-Saxons which was known as 'Beorgford'. Rivers were often the preferred location for settlements and Beorgford was no exception, its Anglo-Saxon name being a derivative from the words 'Beorg' meaning hill and 'ford' meaning shallow river crossing. Later developments in and around the 12<sup>th</sup> or 13<sup>th</sup> century occurred along Sheep Street adjacent to the site. The wool trade had become important in the 15<sup>th</sup> century. 151 The Hill was believed to have been constructed in the mid to late C17. This trade continued until the 17<sup>th</sup> century whereupon Burford also declined and it took until the 19<sup>th</sup> century before tourism replaced the wool trade as its source of prosperity. The time taken for recovery may have been impacted by a small pox epidemic in 1758 in which 185 people died and paralysed trade.



## 4. OFFICIAL LIST ENTRY

Heritage Category: Listed Building  
 Grade: II  
 List Entry Number: 1266913  
 Date first listed: 12-Sep-1955  
 List Entry Name: WEST VIEW HOUSE  
 Statutory Address 1: WEST VIEW HOUSE, 151, HIGH STREET

### Location

Statutory Address: WEST VIEW HOUSE, 151, HIGH STREET

The building or site itself may lie within the boundary of more than one authority.

County: Oxfordshire  
 District: West Oxfordshire (District Authority)  
 Parish: Burford  
 National Grid Reference: SP 25112 11980

### Details

BURFORD AND UPTON HIGH STREET AND SIGNET (East Side) SP2411-2511 No 151 (West View 6/102 (31/157) House) 12.9.55

GV II

House. Mid-late C17. Rubble, the original parts coursed, Cotswold stone roof. 2 storeys and attic in 2 Cotswold gables with 2-light hollow chamfered mullion windows. 3 windows on 1st floor and 2 on ground floor, the outer ones C20 2- and 3-light mullion windows in lightly rebated surrounds, the one in centre of 1st floor is a sash with vertical glazing bars and panes divided by fictive lead comes. Central late C20 half-glazed door cut into original moulded square head doorway. Interior: large fireplaces to rear of ground floor rooms, inglenook to South.

Listing NGR: SP25112 11980

### Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 420224  
 Legacy System: LBS

## 5. PLANNING HISTORY

- a. The following is a list of applications available on the council's website:
- i. Erection of dormer doorway to first floor bedroom.  
Ref. No: W98/1289 | Status: Approve
  - ii. Erection of conservatory single storey extension to existing dining room with flat roof over & first floor extension to rear of dwelling.  
Ref. No: W94/1424 | Status: Approve
  - iii. Erection of dormer doorway to first floor bedroom.  
Ref. No: W98/1290 | Status: Approve
  - iv. Removal of pergola & erection of conservatory.  
Ref. No: W89/0794 | Status: Approve
  - v. Erection of conservatory single storey extension with flat roof and first floor extension demolition of conservatory internal alterations.  
Ref. No: W94/1425 | Status: Approve
  - vi. Demolish brick chimney and erect stone chimney, re-cover rear roof slope with artificial stone slates.  
Ref. No: W87/1381 | Status: Approve
- b. There have been no planning appeals or enforcement recorded on the council's planning website since 2000.

## 6. PLANNING POLICY CONTEXT

a. It is generally understood that historic buildings require protection and this is afforded to them under the Planning (Listed Buildings and Conservation Areas) Act 1990 (as revised) and is the legislative formwork for decision making. This Act imposes statutory duties on local planning authorities whereby the authorities are to have:

i. For Listed Buildings:

1. *'special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses' and*

ii. For Conservation Areas:

1. *'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.*

b. Further legislative powers are found in the Planning & Compulsory Purchase Act 2004 (section 38(6) where it is required that planning applications are to be determined under the local development plan, which for this site is the West Oxfordshire Local Plan (2031). There are specific policies within this document that relate to proposals that may impact on historic environment.

c. the National Planning Policy Framework 2021 (NPPF) sets out the definition of a heritage asset as:

i. *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)*

d. Paragraph 194 of the NPPF states that:

i. *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.*

e. In paragraph 199 of the NPPF it requires that:

i. *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.*

f. The next paragraph, 200, it states that:

i. *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.*

g. The NPPF requires that local planning authorities assess the proposed changes as either 'substantial' or less than substantial'. Where 'substantial harm' or total loss of significance occurs the NPPF p.201 states:

i. *...local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

1. *the nature of the heritage asset prevents all reasonable uses of the site; and*
2. *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
3. *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
4. *the harm or loss is outweighed by the benefit of bringing the site back into use.*



## 7. BRIEF

- a. The brief is to provide a garden room/workshop.
- b. The materials to be used are timber cladding and door/window frames under a natural slate roof.

## 8. PROPOSALS AND JUSTIFICATION

- a. The proposal is to create additional informal leisure space and as a hobby/work room away from the main building.
  - i. It is to be located at the far end of the garden in an area where similar developments have been approved and built in nearby back gardens.
  - ii. Westview does not have any direct access to the road behind the property and therefore is unlikely to be visible from a public thoroughfare.
  - iii. It is in an area of natural screening and is located so as to not interfere with the adjacent trees, the nearest of which has a trunk diameter of less than 150mm.
  - iv. The larger tree to the north is unmeasured due to lack of access but the proposal is for the new building to be built off shallow concrete foundation pads that can be hand dug and located to ensure can be positioned to avoid any roots if they are found.
- b. Justification
  - i. The new garden room is some 32m away from the nearest listed building to the West and some 26m away from the nearest dwelling to the East. It is therefore not thought to create any impact or harm to the listed building given its location.
  - ii. Its location is not accessible to any passers by and therefore will not create any visible harm to the conservation area.
  - iii. Other properties of a similar size and style have been built nearby.
  - iv. The natural materials will, over time, age appropriately with its surroundings to minimise visibility from any direction.

## 9. SITE DESCRIPTION

- a. Looking at the historic maps it is likely that the current site of West View is a conglomeration of several sites and the original building may well have been two separate buildings accessed through the opening in which now serves as a front door.
- b. The site lays to the East of The Hill.

## 10. SIGNIFICANCE OF WEST VIEW

- a. The significance of Westview is not altered by this development.
- b. The proposed development enhances the property by providing additional leisure space for today's families without having to impact greatly on a heritage asset.



Figure 1- View from the house towards the rear garden



Figure 2- View immediately to the West of the proposed garden room

## 11. CONCLUSION

- a. This report, having had regard for the NPPF, the Local Plan and associated guidelines set out in the Historic England Advice Notes and the investigation into the history of the building and any relevant planning and construction history, sets out the scope of the work and its impact on the historic asset. The report has shown that the proposed works are justified and sustainable and that there is no substantial harm to the historic fabric of the listed building, its immediate setting or to the wider coverage of the Conservation Area.
- b. The selection of good quality materials along with considered detailing will compliment and not detract from the historic asset or the conservation area.
- c. The proposed works will not have a detrimental impact on the ANOB.
- d. We are of the opinion that, with suitable planning conditions detailing the materials, design elements and large-scale details of the proposal, the proposed garden room creates no demonstrable and less than significant harm and we respectfully request that the application be approved.

Prepared by: Mark Staples LLB (Hons)  
August 2023

## Planning Policy & Guidance

The following legislations and planning policies are applicable and can be viewed online at the links:

Planning (Listed Buildings and Conservation Areas) Act 1990

<https://www.legislation.gov.uk/ukpga/1990/9/contents>

Oxon District Council Local Plan considered policies:

Policies: BC1, EH1, EH2, EH9, EH10 & H1

<https://westoxfordshire.maps.arcgis.com/apps/MapJournal/index.html?appid=e1c98b708d3f45feaec1cca13833cdac>

National Planning Policy Framework

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Historic England Environment Good Practice Advice in Planning 2015

<https://historicengland.org.uk/advice/planning/planning-system/#Section5Text>

Planning and Compulsory Purchase Act 2004

<https://www.legislation.gov.uk/ukpga/2004/5/contents>