

Construction of an outdoor pool and erection of an outbuilding with an attached plant room

DESIGN STATEMENT

The planning and listed building approval for internal and external alterations including the erection of a glazed link (23/01548/HHD) and (23/01549/LBC) at Bell House Chipping Norton Road Little Tew was received on the 5th of June 2023.

The current application is for minor amendments to the approved scheme (23/01548/HHD).

In the intervening time since planning consent was granted various consideration has been given to the refinement of the site proposals. An outdoor pool in the northwest part of the garden for the owners' enjoyment has been proposed. The proposed pool follows the linear arrangement of site structures and is proportionate with the host property and the overall plot size.

There would be adequate parking and amenity provision remaining to serve the dwelling. The plot size is large and will not appear overdeveloped once the pool is built. Well-screened landscape enhancements are also proposed so that they do not appear unacceptably intrusive in the larger landscape or harm the setting of the Cotswold Area of Outstanding Natural Beauty.

A dual-pitched timber-clad structure attached to the previously consented outbuilding (23/01548/HHD) is also proposed to house the pool plant and other pool paraphernalia.

Access

No change.

HISTORICAL APPRAISAL

Copy of the listing extract from English Heritage.

Listing Text

*"LITTLE TEW THE GREEN SP3828 (North side) 11/111 The Bell House 27/08/56
GV II*

*Inn and cottage, now house. Possibly early C17, re-modelled late C17 and extended early C18. Limestone rubble and coursed squared marlstone rubble with some marlstone-ashlar dressings; Stonesfield-slate roof with rubble stacks. 2-unit gable-fronted plan, linked to a single-unit cottage. 2 storeys plus attic. Double-gabled 4-window front has, to right, the gable end of the earlier inn range with a renewed cross window above a C20 arched doorway; to left, the 2-window cottage range with renewed leaded casements. Gabled linking section has a variety of altered casements and a gable parapet with a ball finial matching that to right. Right return wall has renewed cross windows at ground and first floors. Interior: inn range has a massive central stack, an inglenook fireplace with cambered bressumer, and a late C17/early C18 doorcase with pilasters and segmental arch. Until c.1880 the Bell Inn. (V.C.H.: Oxfordshire, Vol.XI, p.249; Buildings of England: Oxfordshire, p.691).
Listing NGR: SP3838128660"*

The nearest listed property to the site includes, to the South, Croft Cottages (grade II Listed Cottage) and No-oven Cottage (Grade II listed), to the east, Ibstock Close and Cottage (Grade II), to the west, Manor House, and Coach House (Grade II) and the northwest, Water Lane Cottage (Grade II). The Little Tew Conservation Area map also identifies significant Drystone walling which can be found as the boundary wall to the Bell House and along the west of the site.

The Heritage Appraisal document prepared by Hubbard Conservation for the approved application remains relevant for the minor alterations proposed in this submission.

Conclusion

The above changes are considered minor and felt necessary to improve the functionality of the existing listed property. Concerning the proposal's impact on the listed building, it is not considered to obscure the historical architecture of the existing listed building. The proposed outbuilding in the form of a plant room is a well-proportioned timber-clad structure that is also subservient to the previously approved outbuilding.

Given the location of the proposed pool more than 30 metres from the listed building, as well as its simple linear form and relatively modest size, it is believed that the proposals would have no impact on the character or setting of the heritage asset as well as no negative impact on the area's character, which is an integral part of the Cotswold Area of Outstanding Natural Beauty (AONB).