

JPPC ref: JS/8964

West Oxfordshire District Council

Via email

12<sup>th</sup> December 2023

Dear Sirs,

**Application for Householder Planning Permission & Listed Building Consent  
2 Old Turnpike Cottage, Barton gate, Chipping Norton OX7 7DB**

I write in support of Householder Planning Application & Listed Building Consent at the above address.

This application follows previous planning permission and listed building consent granted on 10<sup>th</sup> June 2013 for the erection of a single storey side extension. These applications are being made on behalf of the new purchasers of the property. The details of the application remain the same as previously approved. The respective permission and consent expired on 10<sup>th</sup> June 2016, hence this resubmission.

The relevant local plan policies have changed since the approval of the previous LBC/HH. However, we are confident that the proposed extension is compliant with the relevant policies in the West Oxfordshire Local Plan 2031, as is listed below:

Policy OS4 – High quality design  
Policy EH9 - Historic environment  
Policy T2- Highway Improvement Schemes

The scale of the proposed extension is subordinate to the main house and is of a sympathetic form and makes use of materials which will be complementary to, and which blend seamlessly with the prevailing pallet of materials used elsewhere in the nearby vicinity. The extension will be of a lightweight timber and glazing construction, ensuring the significance of the house is emphasised and maintained. The extension will not harm any nearby neighbouring amenity through over-

shadowing, noise, odour, overlooking or dominance to outlook. The development will have no adverse impacts to highway safety.

Assessment of significance

2 Old Turnpike Cottage is a grade II listed building, with the full Historic England listing detailed below:

*SP42NW 1/269*

*STEEPLE BARTON BARTONGATE Nos.1 and 2 Old Turnpike Cottages - II*

*Two cottages. C18. Coursed limestone rubble; gabled thatch roof; mid C19 brick end and ridge stacks. 4-unit plan. One storey and attic; 6-window range. Timber lintels over C20 doors and windows. Interior not inspected.*

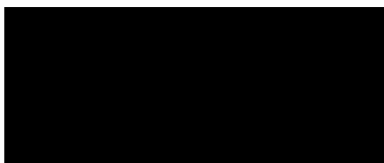
In accordance with the relevant heritage policies, the proposal will not adversely impact any historic fabric of the grade II listed building, its special character and its setting. In accordance with the submitted plans, the side extension will not lead to the loss of any internal walls, with only a small window widened to create a doorway to the garden room.

In summary the scope of the works to the listed building will be largely non-invasive, with minimal impact to the building's historic fabric occurring. The impact to the significance of the listed building will be negligible.

In accordance with Policy EH9 of the local plan 2031 and para. 197 of the NPPF 2023, the sympathetic design and construction of the proposed extension will not lead to the loss of historic fabric or detract from the significance of the heritage asset. The considered design and use of high-quality materials will lead to an enhancement of the local distinctiveness of the area.

In accordance with the above, we feel the application is fully compliant with adopted policy and should be approved without delay.

Yours sincerely,



Josh Sharp BSc (Hons) MSc  
Planner

