



**Directorate for Planning, Growth & Sustainability**

The Gateway  
Gatehouse Road, Aylesbury  
HP19 8FF

Heritage.av@buckinghamshire.gov.uk  
www.buckinghamshire.gov.uk

**By Email**  
Ian Jolliff

**Date:** 22<sup>nd</sup> November 2023  
**Heritage Advice Ref:** 23/03006/LB1

Dear Mr Jolliff

**Request for Heritage Advice at The Old Manor, Church Lane, Tingewick, Buckinghamshire, MK18 4RB**

Please find attached my response to your request for heritage advice concerning listed building works at the above-mentioned property.

I hope that you find the attached advice of assistance.

Yours sincerely

**Jenny Martin** BA (Hons), MSc  
Senior Heritage Officer  
Planning, Growth and Sustainability

## **The Old Manor, Church Lane, Tingewick**

### **Description of heritage asset(s)**

The Old Manor is a Grade II listed building located within the Tingewick Conservation Area. The listing description states the building is 17<sup>th</sup> century but with a 15<sup>th</sup>/16<sup>th</sup> century stone mullion window to the side of the front entrance door. It is a detached rubble stone building with a significant frontage to the cul de sac of modern dwellings off of Church Lane. The property comprises two unequal bays with gables facing to the rear. A modern double garage with residential space has been connected to the north-west by a single-storey link.

### **Relevant planning history**

23/02956/WIGD - Pre application advice to make some changes on the external presentation of the rear of the building to the Boot Room, some internal modifications additions to rooms and install an external Swimming Pool, whilst trying to take into account the history of the building.

### **Discussion of proposed works**

The different areas of proposed works are addressed separately-

#### **Boot Room:**

The double garage is a modern addition to the property and the proposed alterations to the external door and rooflight would not raise concern. The rooflight would need to be of conservation style and fitted flush to the roof slope. The new bricks and mortar used for infilling would have to match exactly the size and colour of the existing to minimise the visual scarring of the new brickwork infill. The internal joinery shown in the precedence images would not impact historic internal features and would not require listed building consent.

#### **Dairy:**

The proposed joinery within the dairy room would not impact historic internal features and, therefore, not require listed building consent.

#### **Master bedroom:**

The proposed new joinery would not require listed building consent provided it is carefully fitted around the exposed timber beams. Altering the timber beams to fit new joinery would require listed building consent and would be discouraged as the intervention and loss of historic fabric would not be justified only to provide built-in storage units.

Uneven historic floors/floorboards are resisted being levelled down. They form part of the character of the building and would involve loss of historic fabric which would represent a harm to the listed building. Any harm to the significance of a listed building needs to be robustly justified or be outweighed by public benefit. In this instance there would be no public benefit and the comfort of the current owners/occupiers of the building does not justify loss of original fabric.

However, raising up the floor level, as described in planning pre-app 23/02956/WIGD would be acceptable providing it is reversible and the skirting boards are not historic. The platform should be aligned with either the window or doorway, it is currently shown to finish below the window. If the floorboards below the carpet are historic, the new platform would need to be carefully detailed so there is no harm to them and it is reversible. Due to the potential of harming/scarring historic floor finishes and structure, listed building consent would be required to demonstrate the platform is reversible.

Master bedroom walk in wardrobe:

Similarly to above, if the new opening would result in loss of historic fabric then sufficient justification will need to be provided to outweigh the harm. An application for listed building consent would need to establish whether the partition is original or a later addition. If it is found that the partition is not historic, and this can be demonstrated within an application, then the new opening would be accepted. Another consideration in creating new openings between rooms is whether the plan form of the building (the individual rooms and their relationship to each other) is still readable. As the partition is not proposed to be fully removed and the existing doorways are retained, it is felt the plan form of the different rooms is still legible.

The proposed joinery would not require listed building consent if historic features are not being altered or hidden.

Swimming pool:

The location of the proposed swimming pool is felt to be too close to the listed house and potential archaeology being close to the neighbouring churchyard. The size of the swimming, particularly, in this location, is also felt to be too large as it appears to be of a similar footprint to half of the host dwelling. Alternative locations within the grounds further away from the house and churchyard should be investigated. Careful consideration will also need to be given to any potential archaeology that may be disturbed and the loss of trees should be minimised or mitigated.

Concern is also raised to locating the swimming pool plant equipment within the cellar of the house. The 15<sup>th</sup>/16<sup>th</sup> century window on the front elevation may be evidence of an earlier building on this site that the window was salvaged from and the cellar may be a remnant of an earlier structure. Any new connections through the cellar walls would be resisted as this would result in loss of historic fabric. Maintenance issues with the plant equipment would also have the potential for water damage to the foundations of the historic structure. Similarly, excavations around the cellar to facilitate installing the connections to plant equipment may destabilise the foundations of the building/cellar. If an alternative location for the swimming pool is found acceptable it would be less harmful to the historic fabric of the building to locate the swimming pool plant equipment within a new purpose built structure or within the existing double garage extension. The placement of any new structure would have to be carefully considered to not negatively impact the setting of the surrounding heritage assets.

### **Need for Listed Building Consent**

Listed building consent is required for alterations to the building fabric. Internal joinery that is not disturbing historic features and is reversible would not require listed building consent.

Planning permission would be required for a new swimming pool or new structure for plant equipment within the curtilage of the listed building. Listed building consent is not required for the swimming pool but the impact to the surrounding heritage assets would be considered under the planning permission.

You are reminded that it is an offence to carry out works that require listed building consent without such a consent being obtained. Details of how to make an application for listed building consent, along with what information is required, is available on our website and further guidance can be found [here](#).

It is suggested that you engage suitably experienced and qualified professionals to assist in making your submission and to carry out works. A number of organisations (for example RIBA, RICS, CARE and others) have conservation accreditation schemes which may be useful to consider.

**Advice on next steps**

An alternative location for a swimming pool should be investigated and new joinery, and platform within the bedroom, should be carefully designed to be reversible. A listed building consent application is encouraged for the changes to the boot room as this will be a heritage enhancement.

**Author: Jenny Martin****Date: 23<sup>rd</sup> November 2023****Please note:**

The advice given in this letter is the informal opinion of an Officer of the Council and does not constitute any formal decision of this Council, nor is it binding.

Please note that this response covers only the consideration of the service applied for and on the basis of the information submitted. For advice on the need for planning permission/building regulations, please contact the relevant department.