

**From:**

**Sent:** 01 October 2024 12:05

**To:** Info <[info@witney-tc.gov.uk](mailto:info@witney-tc.gov.uk)>

**Subject:** Urgent - 24/02119/LBC Newland Nursing Home

**Importance:** High

Hi

I have received a no objection from the Town Council to this listed building consent for the change to the materials for the conservatory. Our Conservation Officer has objected to the materials proposed and has recommended that the application be refused. The amendments to utilise reconstructed stone (in sandstone colour) and UPVC on the extension would harm the character and appearance of this listed building.

Would the Town Council support the Conservation Officer's view as indicated below which would enable the application to be a delegated decision for refusal.

I would be grateful if you could let me know your decision by the 4th October 2024.

*"In the previously approved application 23/02902/LBC, the use of natural stone to match the building and use of timber ensured that the character and historic and architectural appearance of the listed building would have been preserved; natural materials are more appropriate for extensions to listed building, which is why this previous application was supported.*

*In the CAA Character Area 7: Newland under 11.3 Materials: in 11.3.1 it states: The building materials of Newland display marked consistency. The majority of houses and cottages employ rough dressed limestone (or occasionally rubble stone) laid in narrow or irregular courses. Ashlar cut stone (or at least more finely dressed stone) is occasionally used (e.g. for stone quoins). Rendered or painted finishes are almost entirely absent. Unusually, brick makes an occasional appearance, sometimes with the decorative use of burnt headers (e.g. no. 168, Newland Road, no. 6, Oxford Hill, and nos. 5, 7 and 13, Stanton Harcourt Road). Brick is also sometimes used for lintels over windows and for quoins in houses that are otherwise built of stone. Chimney stacks are almost universally of brick.*

*Sandstone materials / colour is not mentioned in the CAA.*

*Newland House is constructed in Ashlar limestone (see HE's list description above). Sandstone is not found geologically in Witney (see our Design Guidance 3: Geology & Landscape), and not in the construction of this building. In our Design Guidance for 4. Local Character – Witney falls under the Limestone Wolds, where walling materials include: Oolitic limestone, laid as uncoursed rubble, or squared and laid in courses, in a variety of bed widths and colours • Ashlar limestone dressings • Cornbrash limestone for field and boundary walling, laid in narrow beds • Red 'Oxford' brick chimneys • Lime render on rubble stonework. Sandstone materials / colour would be incompatible and would harm the character and appearance of this listed building.*

*Furthermore, utilising plastic doors and windows instead of timber, is not only using a non-sustainable material, but also synthetic materials would result in a harmful appearance detracting from the host listed building.*

*With regard to UPVC the CAA is clear when it refers to the Threats and Vulnerabilities of the conservation area. In Para 11.8 it states: The humble vernacular character of Newland has already been heavily compromised by the widespread use of uPVC and aluminium windows.*

*The haphazard mixing of modern window and door types has also significantly eroded what would have been the striking uniformity displayed by Newland in the 19th century.*

*Also, para 3.3.3 states: Modern substitutes such as uPVC and aluminium do not look the same, and generally have poor environmental consequences...*

*And ...mainly for their appearance, but also their poor environmental credentials, uPVC and aluminium windows are generally not desirable additions to traditional buildings and are almost never acceptable for Listed Buildings.”*

Kind regards