

Principal Conservation Officer – No Objection

Site and proposals

The Manor (House) was first added to the statutory list of buildings on 21 July 1975 – grade II. It also forms part of [Old Bedhampton Conservation Area](#), as designated in 1994. The building's previous use was for supported communal living for the active elderly. However, after being empty for a considerable time it has now been sold with the planned use being for a single dwelling house.

This application includes two changes to the building, one being to the existing French doors and fanlight to the rear of the southern Victorian (Period D) cross-wing, added during the occupation of Woodthorpe Clarke (1845 – 1857) and the other to the south facing elevation of a 1930s addition.

Policy

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest when considering whether to grant listed building consent.

Assessment

The joinery details of both would match that of the approved French Doors already inserted into the single storey angled bay and as such this would enhance the appearance of the rear elevation. It is pleasing to see that the existing shutter boxes and shutters would be retained and redecorated. These are considered to be from an earlier phase and are part of the internal quality and appearance of the building and this room.

The additional French doors to the former bedroom to the modern extension added to the east of the kitchen would see the removal of brickwork. However, as this section of no historic value, it is considered that no harm would arise to its special interest. The doors would also improve the internal quality of the accommodation.

In consideration the proposals would not harm the historic or architectural interest of the building and are therefore acceptable.

Condition:

- Joinery and glazing details for the French doors should match those which have been previously approved under APP/19/00416