

Listed Buildings

What is a listed building and why are they listed?

Buildings designated by the Secretary of State for culture, media and sport as being of 'special architectural or historic interest'.

Recommendations for, and, records of, listed buildings are maintained by Historic England (used to be called English Heritage), the government's lead body for the historic environment, which acts as the government's advisor on all additions and other alterations to the statutory list.

You cannot alter or demolish a listed building without permission.

Listing is not meant to fossilize a building. Its long term interests are often served by putting it to good use!

But listing ensures that the architectural and historic interest of the building is carefully considered before any alterations are agreed.

How are they chosen?

- Age, rarity, architectural merit, methods of constructions.
- Building played a part in the life of an important person.
- A group of buildings - an individual building may not merit listing but if it is part of an overall plan then they are listed for their group value. Imagine the terrace of houses in the Royal Crescent in Bath – individually, each house may not merit listing but altering just one, would affect the look of all the others.
- Age - all buildings built before 1700 which have more or less survived in anything like their original condition are listed, as are most built between 1700 and 1840. After that date, the criteria becomes tighter with time, so that post-1945 buildings have to be exceptionally important to be listed.,

Grades

- Grade I - buildings of exceptional interest
Weston on the Green does not have any Grade 1 buildings. The nearest examples are Kirtlington Park Country House, St Edberg's Church, Bicester, St Nicholas' Church, Islip and the medieval cross in the churchyard at Somerton.
- Grade II* - particularly important and more than of special interest.
There are two buildings of that category in Weston on the Green – St Mary's Church and Weston Manor
- Grade II - special interest warranting every effort to preserve them.
In England 90% of listed buildings are Grade II. In Weston on the Green there are 31 buildings of that category. They include some "non-buildings" – the Village Stocks, the Milestone on the verge of the B430 approximately 100 metres of the junction with North Lane and two Chest tombs in the churchyard.

Conservation Area

A conservation area is defined as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.

In addition to the Statutorily Listed Buildings (grade I, II* and II), which are listed by Historic England (see above), Government policy guidance advises District Councils to draw up a list of buildings of Local Interest. These are identified through CDC's conservation area appraisal process. If a building is identified on the Local List as an "undesigned heritage asset", CDC are required to have regard to this when determining planning applications that would affect it. It does not mean that the owner has to apply for listed building consent to undertake works.

Trees:

It is often the case that trees will complement and enhance the character of a conservation area and as a result they are provided a level of legal protection.

As a Local Planning Authority, Cherwell D.C. may place a TPO (Tree Preservation Order) on a tree if the tree is considered to have a sufficient level of amenity value. A few of the factors considered during the assessment of the tree may be the prominence and size of the tree, its structural and physiological condition, its potential longevity, whether it has any ecological or historical value, etc. and whether its existence is likely to be under any level of threat.

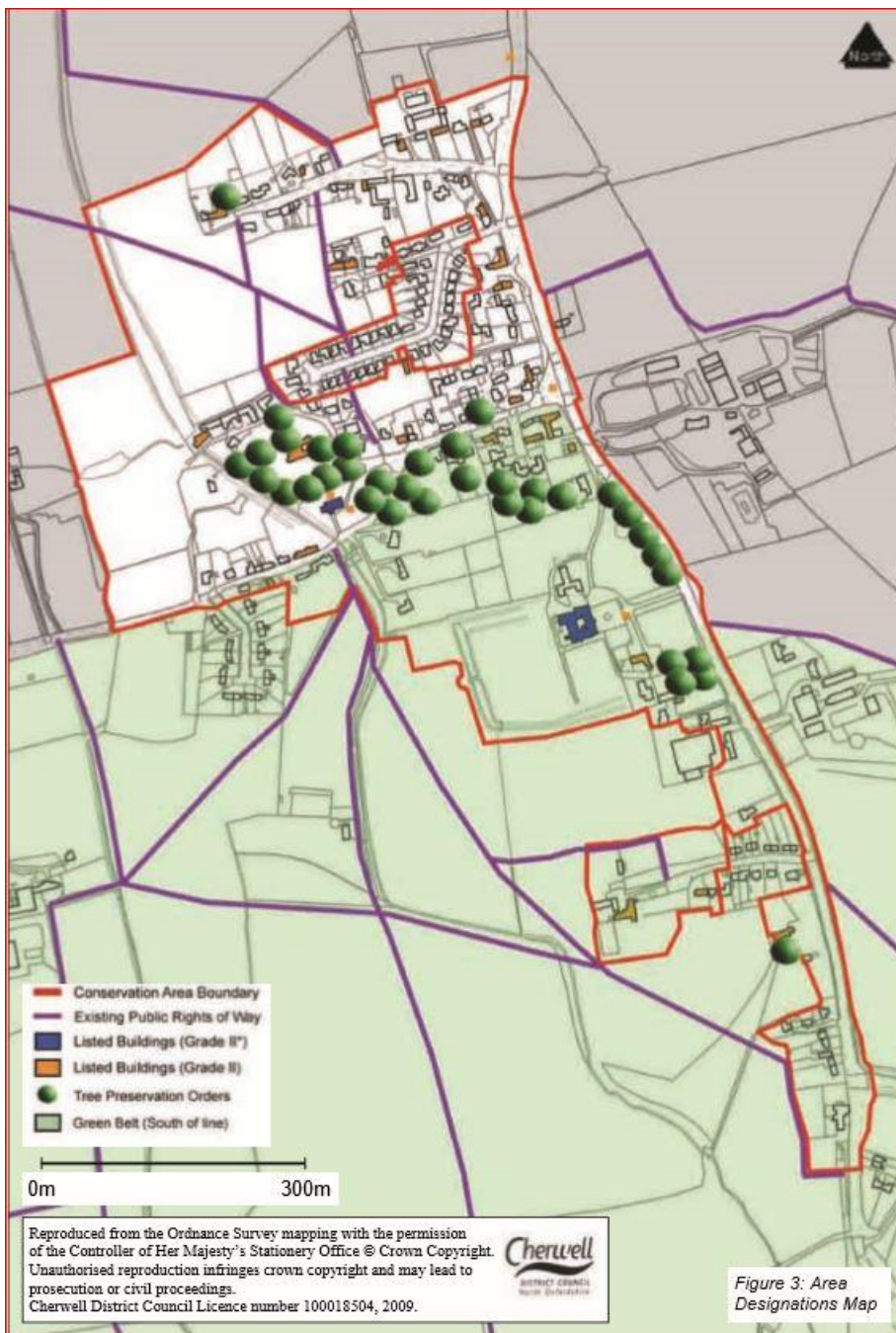
The purpose of the TPO is to protect trees which either make a significant visual impact on their local surroundings or have particular considered values. It is an offence to cut down, top, lop, uproot, willfully damage or willfully destroy a tree subject to a TPO without prior consent from the Local Planning Authority.

The conservation area legislation includes the legal protection of all trees having a trunk/stem diameter greater than 75mm when measured at 1.5m above ground level. This is in recognition of the complementary benefits and contributions that trees provide to a designated protected area. Although a formal application is not required, prior to carrying out any works to a tree with a trunk/stem diameter greater than 75mm at 1.5m above ground level, you are still legally required to provide six weeks 'Notice of Intent' to the Local Planning Authority.

However, if the tree is also covered by a Tree Preservation Order, then the TPO takes precedence and you must submit an application form to obtain permission before undertaking any works.

Oxford Green Belt

The Oxford Green Belt extends out from Oxford and includes most of the land south of the Bletchington Rd, Church Lane, Church Road and east of the B430 so as to include most of Manor Farm.



The purpose of the Oxford Green Belt is to:

- (i) preserve the special character and landscape setting of Oxford;
- (ii) check the growth of Oxford and prevent ribbon development and urban sprawl;
- (iii) prevent the coalescence of settlements;
- (iv) assist in safeguarding the countryside from encroachment;
- (v) assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

For Weston on the Green, in the area that falls in the Green Belt, only infilling within the built up limits of the village will be allowed, along with small scale affordable housing schemes.