

Agenda

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West Area Planning Committee

Date: **Monday 21 May 2018**

Time: **6.00 pm**

Place: **Long Room - Town Hall**

For any further information please contact the Committee Services Officer:

Catherine Phythian, Committee and Member Services Officer

Telephone: 01865 252402

Email: democraticservices@oxford.gov.uk

If you intend to record the meeting, it would be helpful if you speak to the Committee Services Officer before the start of the meeting.

West Area Planning Committee

Membership

Membership of the West Area Planning Committee will be confirmed prior to this meeting, at the Annual Council meeting on 15 May 2018.

The quorum for this meeting is five members. Substitutes are permitted.

Copies of this agenda

Reference copies are available to consult in the Town Hall Reception. Agendas are published 6 working days before the meeting and the draft minutes a few days after.

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AGENDA

Pages

- 1 **Apologies for absence and substitutions**
- 2 **Election of Chair for the Council year 2018-19**
- 3 **Election of Vice Chair for the Council year 2018-19**
- 4 **Declarations of interest**
- 5 **17/03258/FUL: Oriel College, Oriel Square, Oxford, OX1 4EW**

11 - 34

Site Address: Oriel College, Oriel Square – see Appendix 1 for site plan

Proposal: Erection of new pavilion, creation of a new basement including new kitchen facilities and food lift; removal of existing kitchen and kitchen staircase, new serveries and additional dining and function spaces within Brewhouse Yard, Oriel College, with associated internal alterations. (Additional information).

Reason at Committee: The application is for non-residential development with new floor space of more than 500 square metres.

Recommendation:

West Area Planning Committee is recommended to:

- a) **Approve the application for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report and grant planning permission; and**
- b) **Agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:**
 1. finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary; and
 2. issue the planning permission.

6 17/03259/LBC: Oriel College, Oriel Square, Oxford OX1 4EW

35 - 48

Site Address: Oriel College, Oriel Square – see Appendix 1 for site plan

Proposal: Erection of new pavilion, creation of a new basement including new kitchen facilities and food lift; removal of existing kitchen and kitchen staircase, new serveries and additional dining and function spaces within Brewhouse Yard, Oriel College, with associated internal alterations. (Additional information)

Reason at Committee: The application is to be determined in conjunction with a planning application which is for non-residential development with new floor space of more than 500 square metres.

Recommendation

West Area Planning Committee is recommended to:

- a) **Approve the application for the reasons given in the report and subject to the required conditions set out in section 12 of this report and grant listed building consent and**
- b) **Agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:**

Finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.

7 17/03427/FUL: 38 West Street, Oxford, OX2 0BQ

49 - 62

Site Address: 38 West Street, Oxford, OX2 0BQ,

Proposal: Demolition of existing rear store. Erection of a single storey ground floor rear extension, with alterations to roof of existing single storey rear extension from flat to pitched. Erection of a first floor rear extension. Replacement windows. Formation of 1No. rear dormer window in association with a loft conversion. (Amended plans) (Amended description)

Reason at Committee: The application has been called in by Councillors Pressel, Fry and Rowley due to concerns about the potential loss of light for neighbours and the impact of the proposed development on the Conservation Area.

Recommendation

West Area Planning Committee is recommended to:

- a) **Approve the application for the reasons given in the report and subject to the required planning conditions**
- b) **Agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:**

Finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.

8 Minutes

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To approve as a true and accurate record the minutes of the meeting held on 10 April 2018.

9 Forthcoming applications

Items for consideration by the committee at future meetings are listed for information. They are not for discussion at this meeting.

15/03524/FUL: Oxford Spire Four Pillars Hotel, Abingdon Road, Oxford, OX1 4PS	Major application - awaiting response from applicant
17/02447/FUL: 8 Chadlington Road Oxford OX2 6SY	Called in by Cllrs Fry, Pressel, Upton, Tanner and Chapman
17/02817/FUL: 472 - 474 Banbury Road, Oxford, OX2 7RG	Committee level decision
17/02832/FUL: 276 - 280 Banbury Road, Oxford, OX2 7ED	Major development
17/03330/FUL: New College, 2 Savile Road, Oxford, OX1 3UA	Major development
17/03332/FUL: New College Sports Ground, St Cross Road	
18/00294/FUL: 25 Richmond Road, Oxford, OX1 2JL	Called in by Cllrs Pressel, Turner, Fry, Rowley and Azad
18/00258/FUL: Northgate House, 13 - 20 Cornmarket Street, Oxford, OX1 3HE	
18/00259/LBC: Northgate House, 13 - 20 Cornmarket Street, Oxford, OX1 3HE	
17/02164/FUL - 49-51 St Giles (Eagle and Child)	called in by Cllrs Hollingsworth, Sinclair,

	Turner, Pressel and Munkonge
17/02165/LBC - 49-51 St Giles (Eagle and Child)	Called in by Cllrs Hollingsworth, Sinclair, Turner, Pressel and Munkonge
18/00673/FUL: Former Cold Arbour Filling Station, Land Adjacent 279 Abingdon Road	Committee level application: also called in
18/00643/FUL: 8 Arthur Street	Called in by Cllrs Pressel, Price, Fry, Paule and Azad
18/00933/VAR: 18 Hawkswell Gardens, Oxford, Oxfordshire, OX2 7EX	

10 Dates of future meetings

The Committee will meet at 6.00pm on the following dates:

2018	2019
12 June 2018	15 January 2019
10 July 2018	20 February 2019
31 July 2018	12 March 2019
11 September 2018	9 April 2019
9 October 2018	

Councillors declaring interests

General duty

You must declare any disclosable pecuniary interests when the meeting reaches the item on the agenda headed "Declarations of Interest" or as soon as it becomes apparent to you.

What is a disclosable pecuniary interest?

Disclosable pecuniary interests relate to your* employment; sponsorship (ie payment for expenses incurred by you in carrying out your duties as a councillor or towards your election expenses); contracts; land in the Council's area; licenses for land in the Council's area; corporate tenancies; and securities. These declarations must be recorded in each councillor's Register of Interests which is publicly available on the Council's website.

Declaring an interest

Where any matter disclosed in your Register of Interests is being considered at a meeting, you must declare that you have an interest. You should also disclose the nature as well as the existence of the interest.

If you have a disclosable pecuniary interest, after having declared it at the meeting you must not participate in discussion or voting on the item and must withdraw from the meeting whilst the matter is discussed.

Members' Code of Conduct and public perception

Even if you do not have a disclosable pecuniary interest in a matter, the Members' Code of Conduct says that a member "must serve only the public interest and must never improperly confer an advantage or disadvantage on any person including yourself" and that "you must not place yourself in situations where your honesty and integrity may be questioned". What this means is that the matter of interests must be viewed within the context of the Code as a whole and regard should continue to be paid to the perception of the public.

*Disclosable pecuniary interests that must be declared are not only those of the member her or himself but also those member's spouse, civil partner or person they are living with as husband or wife or as if they were civil partners.

Code of practice for dealing with planning applications at area planning committees and planning review committee

Planning controls the development and use of land in the public interest. Applications must be determined in accordance with the Council's adopted policies, unless material planning considerations indicate otherwise. The Committee must be conducted in an orderly, fair and impartial manner. Advice on bias, predetermination and declarations of interest is available from the Monitoring Officer.

The following minimum standards of practice will be followed.

At the meeting

1. All Members will have pre-read the officers' report. Members are also encouraged to view any supporting material and to visit the site if they feel that would be helpful (in accordance with the rules contained in the Planning Code of Practice contained in the Council's Constitution).
2. At the meeting the Chair may draw attention to this code of practice. The Chair will also explain who is entitled to vote.
3. The sequence for each application discussed at Committee shall be as follows:-
 - (a) the Planning Officer will introduce it with a short presentation;
 - (b) any objectors may speak for up to 5 minutes in total;
 - (c) any supporters may speak for up to 5 minutes in total;
 - (d) speaking times may be extended by the Chair, provided that equal time is given to both sides. Any non-voting City Councillors and/or Parish and County Councillors who may wish to speak for or against the application will have to do so as part of the two 5-minute slots mentioned above;
 - (e) voting members of the Committee may raise questions (which shall be directed via the Chair to the lead officer presenting the application, who may pass them to other relevant Officers and/or other speakers); and
 - (f) voting members will debate and determine the application.

Preparation of Planning Policy documents – Public Meetings

4. At public meetings Councillors should be careful to be neutral and to listen to all points of view. They should take care to express themselves with respect to all present including officers. They should never say anything that could be taken to mean they have already made up their mind before an application is determined.

Public requests to speak

5. Members of the public wishing to speak must notify the Democratic Services Officer by noon on the working day before the meeting, giving their name, the application/agenda item they wish to speak on and whether they are objecting to or supporting the application. Notifications can be made in person, via e-mail or telephone, to the Democratic Services Officer (whose details are on the front of the Committee agenda).

Written statements from the public

6. Any written statements that members of the public and Councillors wish to be considered should be sent to the planning officer by noon two working days before the day of the meeting. The planning officer will report these at the meeting. Material received from the public at the meeting will not be accepted or circulated, as Councillors are unable to view give proper consideration to the new information and officers may not be able to check for accuracy or provide considered advice on any material consideration arising. Any such material will not be displayed or shown at the meeting.

Exhibiting model and displays at the meeting

7. Applicants or members of the public can exhibit models or displays at the meeting as long as they notify the Democratic Services Officer of their intention by noon, two working days before the start of the meeting so that members can be notified.

Recording meetings

8. Members of the public and press can record the proceedings of any public meeting of the Council. If you do wish to record the meeting, please notify the Committee clerk prior to the meeting so that they can inform the Chair and direct you to the best place to record. You are not allowed to disturb the meeting and the chair will stop the meeting if they feel a recording is disruptive.
9. The Council asks those recording the meeting:
 - Not to edit the recording in a way that could lead to misinterpretation of the proceedings. This includes not editing an image or views expressed in a way that may ridicule, or show a lack of respect towards those being recorded.
 - To avoid recording members of the public present unless they are addressing the meeting.

Meeting Etiquette

10. All representations should be heard in silence and without interruption. The Chair will not permit disruptive behaviour. Members of the public are reminded that if the meeting is not allowed to proceed in an orderly manner then the Chair will withdraw the opportunity to address the Committee. The Committee is a meeting held in public, not a public meeting.
11. Members should not:
 - (a) rely on considerations which are not material planning considerations in law;
 - (b) question the personal integrity or professionalism of officers in public;
 - (c) proceed to a vote if minded to determine an application against officer's recommendation until the reasons for that decision have been formulated; or
 - (d) seek to re-design, or negotiate amendments to, an application. The Committee must determine applications as they stand and may impose appropriate conditions.

Code updated to reflect Constitution changes agreed at Council in April 2017.

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WEST AREA PLANNING COMMITTEE

21st May 2018

Application Numbers 17/03258/FUL

Decision Due by: 2nd February 2018

Extension of Time: 28th May 2018

Proposal: Erection of new pavilion, creation of a new basement including new kitchen facilities and food lift; removal of existing kitchen and kitchen staircase, new serveries and additional dining and function spaces within Brewhouse Yard, Oriel College, with associated internal alterations. (Additional information)

Site Address: Oriel College, Oriel Square – see **Appendix 1** for site plan

Ward: Holywell Ward

Case Officer Nadia Robinson

Agent: Mr Neil Warner **Applicant:** Oriel College

Reason at Committee: The application is for non-residential development with new floor space of more than 500 square metres.

1. RECOMMENDATION

1.1. West Area Planning Committee is recommended to:

(a) Approve the application for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report and grant planning permission; and

(b) Agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:

1. finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary; and

2. issue the planning permission.

2. EXECUTIVE SUMMARY

2.1. This report considers a planning application for the removal of Oriel College's existing kitchen and its replacement with an excavated basement and two-storey pavilion above. A linked listed building application (17/03259/LBC) is

also under consideration and is covered in a separate report to this committee.

2.2. The key matters for assessment set out in this report include the following:

- Principle of development
- Design and impact on designated heritage assets
- Impact on neighbouring amenity
- Highways and transport
- Sustainability
- Air quality
- Flooding and drainage

2.3. The application has developed through pre-application discussions with officers and with Historic England. A public exhibition of the proposals took place in September 2017.

3. LEGAL AGREEMENT

3.1. This application is not subject to a legal agreement.

4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

4.1. The proposal is liable for £11,175.78 of CIL.

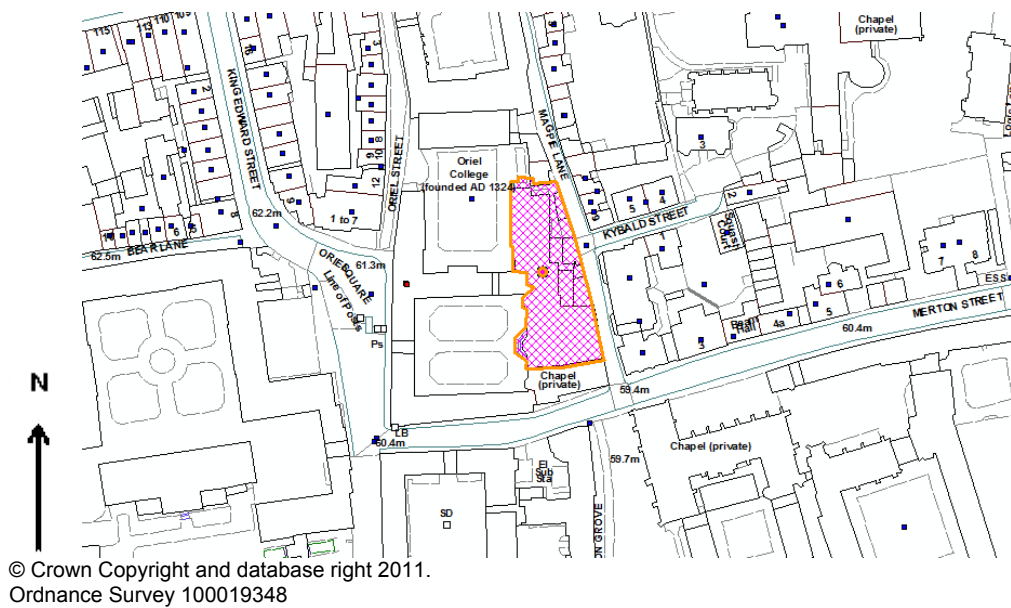
5. SITE AND SURROUNDINGS

5.1. The application site comprises a range of buildings and open yards which form the eastern side of Oriel's main campus, running down the western side of Magpie Lane including:

- the Hall which forms the eastern range of building of Front Quad and what is currently the cellar bar beneath the Hall C17 – Grade I;
- Brewhouse Yard which lies immediately behind, to the east of the Hall and is now almost entirely covered by a single storey, concrete flat roof (1928) under which sit the college's kitchens – listed by virtue of its physical attachment to the eastern range of the Front Quad;
- buildings that form the eastern side of Middle Quad, Robinson Building C18 – Grade I – and an early C19 addition on eastern side – Grade II;
- a small area of open yard behind that has had some infilling in C20 principally against the boundary wall to Magpie Lane. The boundary wall is Grade II listed.

5.2. The site is within the Central Conservation Area and the City Centre Archaeological Area.

5.3. See site location plan below:



6. PROPOSAL

6.1. The application proposes the removal of the existing single-storey 1920s infill which houses the kitchen in Brewhouse Yard, together with the removal of a 17th century staircase and enclosing structure which connects the former yard with the Hall. These are to be replaced, on a slightly larger footprint, with a three-storey building accommodating:

- a basement, housing kitchen and services,
- a ground floor extension to the existing bar beneath the Hall, to create an all-day café space for collaborative learning and meeting, and
- a first-floor dining hall, “East Hall” – a less formal extension/addition to the College’s main Hall – incorporating a new servery and queuing area.

6.2. The building is to be topped with a hipped, weathered bronze clad roof that will sit back from and above the stone boundary wall on Magpie Lane. A lightweight glass structure separates the new building from the listed buildings it abuts.

6.3. Internal refurbishment of the student bedrooms in Staircase 8, to the north of the application site, is proposed. The ground and basement floors of Staircase 8 are to incorporate staff welfare accommodation. Various other alterations are proposed internally to improve accessibility, and to reveal and restore historic fabric.

6.4. The proposal is intended to address a number of issues the College has identified. Details can be found in the submitted Statement of Need, but the issues can be summarised as follows:

- The College kitchen is outdated in terms of food preparation standards, storage, energy efficiency, and is limited in the variety of catering options it

can provide. It cannot cope with the College's catering requirements.

- The Hall is too small to accommodate the number of diners (students and conference guests), even with two sittings; it can accommodate just 140 people when the College membership is over 600. Dining together is an important part of collegiate life.
- The character and quality of Screens Passage, intended as an elegant anteroom for the Hall, is degraded by cluttered servery arrangements
- The serving and waiting arrangements are impractical. For instance, diners currently queue down the steps to Hall and into the Front Quad in all weathers.
- There is very limited or dependent access for wheelchair users and people with limited mobility to a number of areas of the College including the Hall, Buttery and Champneys (Senior Common Room dining room).
- There are insufficient staff facilities for kitchen staff.
- There is a trend towards collaborative working in higher education and the College lacks appropriate spaces where this can happen.
- Poor quality of Staircase 8 bedrooms and sanitary facilities.

6.5. No increase in student or staff numbers would result from the proposed development.

6.6. Should planning permission be granted, the College would need to deal with a number of issues including decanting students, reorganising catering services, and tying works in with university holidays. The College's programme foresees work commencing in mid-2021 which is three years from now. It is usual for a condition to be applied to planning permissions to require commencement of development within three years of grant of permission. The College has requested a commencement period of five years and has submitted a statement in support of this.

6.7. The application follows a period of pre-application consultation with officers and Historic England, beginning in 2016. Proposals for development in Brewhouse Yard have been under consideration by the College since 2006 and an architectural competition took place in 2013; the current proposal is a development of the winning submission.

7. RELEVANT PLANNING HISTORY

7.1. The only relevant planning history for the application site is the erection of the "Champneys" Senior Common Room:

70/22427/A_H - Erection of new senior common room and alterations to kitchen, buttery, cellar bar and staircase 7 and 8. Approved 14th April 1970.

70/22427/L_H - Erection of new senior common room and alterations to kitchen, buttery cellar bar and staircases 7 and 8. Approved 14th April 1970.

8. RELEVANT PLANNING POLICY

8.1. The following policies are relevant to the application:

Topic	National Planning Policy Framework (NPPF)	Local Plan	Core Strategy	Sites and Housing Plan	Other planning documents
Design	17, 56–68	CP1 CP6 CP8 CP10	CS2 CS18		
Conservation/ Heritage	14, 17, 58, 62–65, 126–141	HE2 HE3 HE4 HE7 HE11			Planning (Listed Buildings and Conservation Areas) Act 1990 sections 66(1), 72(1)
Commercial	18–27		CS27		
Natural Environment	109–125, 142–149	CP11	CS12		
Social and community	69–78	CP13			
Transport	29–41				
Environmental	93–108	CP19 CP20 CP21 CP22 CP23	CS9 CS10 CS11	HP14	
Misc	42–46	CP13		MP1	

9. CONSULTATION RESPONSES

9.1. Site notices were displayed around the application site on 22nd December 2017 and an advertisement was published in The Oxford Times newspaper on 21st December 2018. The application was re-advertised in The Oxford Times newspaper on 25th January 2018 with site notices displayed around the application site on 24th January 2018.

Statutory and non-statutory consultees

Oxfordshire County Council (Highways)

9.2. The Highways Authority raised an objection in response to the originally

submitted Construction Traffic Management Plan (CTMP). The CTMP was amended during the course of the application to the satisfaction of the Highways Authority. The objection has now been withdrawn, subject to a condition that the development be carried out in accordance with the revised CTMP.

Historic England

- 9.3. Historic England has no objection to the applications on heritage grounds. It considers that the applications meet the requirements of the NPPF, in particular paragraph numbers 132 and 134.
- 9.4. The current scheme has been the subject of extensive pre-application consultation with both Oxford City Council and Historic England and would have a marked impact on the significance of this grade I listed building. The main impact would be on views of the hall and chapel from Magpie Lane, which would be partially obscured by the roof of the proposal new pavilion. We note that the architectural quality of these elevations is equal to those of the quadrangle itself. Another serious impact would be the removal of the stair down to the old Brewhouse yard. This forms part of the primary fabric of the College (dating to 1620-2) so contains valuable evidence about how the building was originally arranged. Although now encapsulated by a later kitchen the quality of masonry suggests that this was originally an important feature. We therefore conclude that the proposals would entail a high level of harm to the significance of this building, though the harm would fall short of substantial.
- 9.5. The College have looked at alternatives to a two storey extension and at ways of retaining the stair. We accept that the College have a genuine need for more formal dining space and that a case has been made on logistical grounds that this needs to be provided at first floor level. We also accept that this cannot be provided if the stair is to be left in situ. Furthermore, we recognise that it would not be possible to reduce the height of the proposed new building, and so lessen the impact on views down Magpie Lane, without seriously compromising the architectural quality of what promises to be an elegant and attractive building. We therefore accept that the harm entailed by the proposals is justified as is required by paragraph 132 of the NPPF. The City Council will need to weigh this harm against the public benefits of the proposal in accordance with paragraph 134 of the Framework.
- 9.6. The proposed basement would involve excavating into an area of known archaeological sensitivity. As this area is not scheduled we defer to the City's Archaeological Advisor for a view on this matter.
- 9.7. There are a number of areas where the precise design of the works cannot be determined until opening up works have revealed more about their significance. This includes the former Bakehouse area on the ground floor (now a staff changing area) and the Box room above on the first floor. Should planning permission and listed building consent be granted this would need to be conditional on more detailed proposals for these areas being drawn up following further investigations.

Oxfordshire Architectural and Historical Society

- 9.8. The Design and Access Statement was missing from the Council website and so we have seen no justification for the demolition of 17th century fabric at the east end of the hall passage, including the staircase, of this Grade I listed building. Under the NPPF guidelines, the public benefit required to justify such substantial harm to a listed building must be commensurately large, and no such justification has been given. Moreover, in a private college that is not among those that are generally open to members of the public, any claim that such demolitions confer public benefits is disingenuous.
- 9.9. Suggest the boundary marker of the parish of St Mary the Virgin that is incised on the wall in the landing above the staircase be re-cut in the stonework of the chapel doorway, preferably on the north jamb, which is (a) more correctly on the historical line of the parish boundary, (b) will be more accessible for those beating the bounds on Ascension Day, (c) will leave the present marker – removal of which will further damage 17th century fabric – *in situ* as an historical oddity, and (d) will be cheaper and easier than relocating the present marker.

Public representations

- 9.10. None received

Officer response

- 9.11. The Design and Access Statement was not made public at the start of the application, but this was subsequently corrected and the application re-advertised. The Oxfordshire Architectural and Historical Society was notified directly and no further comments were received.

10. PLANNING MATERIAL CONSIDERATIONS

- 10.1. Officers consider the determining issues to be:

- i. Principle of development
- ii. Design and impact on designated heritage assets
- iii. Impact on neighbouring amenity
- iv. Highways and transport
- v. Sustainability
- vi. Air quality
- vii. Flooding and drainage
- viii. Commencement of works

i. Principle of development

- 10.2. The National Planning Policy Framework (NPPF) sets out a presumption in favour of sustainable development (paragraph 14) and the Core Principles (paragraph 17) encourage the efficient use of previously developed (brownfield) land, as well as the importance of high quality design. Oxford Core Strategy Policy CS2 also supports the use of brownfield land.

- 10.3. As the development is an extension to an existing College (providing neither student accommodation nor academic teaching space), the proposal is found to comply with paragraph 17 of the NPPF and Core Strategy Policy CS2. Therefore, the principle of development is considered to be acceptable.
- 10.4. Policy HP5 states that planning permission will not be granted for any proposal that results in a net loss of purpose-built student accommodation. There is an overall loss of four student rooms within Staircase 8 but the College has demonstrated in the application that the College's city centre site has capacity through internal reconfigurations to provide sufficient student accommodation for its needs. There is no conflict with policy HP5 since the rooms affected by the development are not purpose-built student accommodation but rather part of the general College site.

ii. Design and impact on designated heritage assets

- 10.5. The NPPF requires proposals to be based upon an informed analysis of the significance of all affected heritage assets and expects applicants to understand the impact of any proposal upon those assets with the objective being to sustain their significance (paragraphs 128 & 131). In making any such assessment great weight should be given to the assets' conservation. While development proposals should not substantially harm or result in total loss of the significance of a designated heritage asset, paragraph 134 of the NPPF advises that, where development proposals will harm the significance of a designated heritage asset, but that harm would be less than substantial, then this harm should be weighed against any public benefits the proposed development may offer.
- 10.6. Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require local planning authorities to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses, and to preserving or enhancing the character or appearance of conservation areas.
- 10.7. Oxford Local Plan Policies HE3 and HE7 seek to preserve or enhance the special character and appearance of conservation areas and their settings, and to ensure works to a Listed Building are sympathetic to and respect its history, character and setting. Whilst the wording of these policies does not include the balancing exercise identified in paragraph 134 of the NPPF and would therefore be deemed to be out-of-date with the framework, they would be consistent with the above-mentioned legal requirements of Section 66 and 72, and they must therefore carry considerable weight in the determination of this application.
- 10.8. The NPPF states that, where appropriate, local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. Oxford Local Plan Policies HE2 and HE4 require planning applications to incorporate sufficient information to define the character and extent of archaeology as far as reasonably practicable, and,

where the existence and significance of deposits is confirmed, seek to preserve or record these through an agreed programme of investigation, recording of the structure and publication of the results.

- 10.9. The NPPF in paragraph 63 states that great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area. It requires in paragraph 60 that local authorities seek high quality design and do not impose architectural styles or particular tastes, nor stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. Policies CP1, CP6 and CP8 of the Oxford Local Plan, together with Policy CS18 of the Core Strategy require that development proposals incorporate high standards of design, make an efficient use of land and respect local character.

Impact on Central Conservation Area and Listed Buildings

- 10.10. This section identifies the harm that the development will have on the significance of the conservation area and listed buildings as designated heritage assets, the ways in which the harm has been minimised and mitigated, and the weight afforded to each instance of harm.
- 10.11. The existing flat roof which encloses the current kitchen was constructed in 1928, when a number of 19th century and possibly earlier outbuildings which occupied the Brewhouse Yard were also demolished. This structure is of no architectural or historic significance, being a concrete flat roof with plant and roof lights. Its careful removal from the significant abutting historic fabric would not result in harm to the significance of the adjacent listed buildings or to their setting.
- 10.12. The removal of the 17th century staircase is more complex. There is documentary evidence to show that this structure and at least some of its enclosing fabric is contemporaneous with the northern and eastern wings of Front Quad, including the Hall and Chapel. The structure has been subjected to 20th century alteration, probably taking place at the time that the kitchen was being built in the yard, and limited primary fabric remains. The arrangement of a staircase providing access from the kitchen (originally underneath the Hall) and the Hall is comparable to that seen in other colleges and therefore it is reasonable to ascribe some significance to this contribution to the understanding of historic domestic planning. Additional significance may be ascribed to some of the surviving early fabric.
- 10.13. The removal of the stair was the subject of much pre-application discussion with officers and Historic England; various ways of retaining the stair were explored by the architects. It was accepted that, logistically, a dining space at first floor level, central to the College brief, could not be achieved without the removal of the stair and therefore the removal is justified.
- 10.14. The architect has sought to mitigate the harm that will occur in three ways. Firstly, through retention of the staircase's profile as an architectural 'trace' or 'scar' against the Hall's east wall. Secondly, through the distinctive separation of the principal volume of the new building from the east façade of the Hall.

Finally, through the retention of some of the more historic elements of fabric, including the parish marker stone, and some stone flags. In summary, although there will be harm to the significance of an asset through the removal and loss of the staircase, the significance is diminished due to the various modern interventions made when it was enclosed by the 20th century kitchen, and the harm has been mitigated through design. The level of harm is therefore less than substantial and officers would afford it a moderate level of harm.

- 10.15. The new building will make an intervention in the townscape, appearing above the boundary wall in Magpie Lane. It will obstruct the existing views of the north façade of Oriel's 17th century Chapel as seen looking down Magpie Lane; this is considered to be an important view in the city, with the Merton College's Tower forming the stop-end view at the southern end of Magpie Lane. The new building will also obstruct views of the upper part of Oriel's 17th century Hall façade, seen from Kybald Street and along Magpie Lane.
- 10.16. Clearly, there will be a significant structure visible above the boundary wall in kinetic views, views which move and change as people pass through the area. The listed buildings are seen in oblique views, form part of a visually complex piece of townscape and are not seen "flat on" as a formal, composed set piece. However, the buildings present very high quality elevations. There will be a loss of a sense of an open yard which is still able to be discerned from Magpie Lane in spite of the flat-roofed kitchen. The presence of the new building will therefore impact on the significance of the setting of the various listed buildings and, consequently, the significance of the buildings themselves and the conservation area.
- 10.17. The quality of the design of the building, in particular the roof, which will be the principal element of the new building that will be visible, goes some way to mitigate the harm caused by the obstruction of views of the listed buildings. The architects developed a number of roof form options during pre-application consultations and it was agreed with Historic England and officers that the now-proposed faceted roof structure with hipped ends best mitigates the harm. It reduces the overall impression of length and the actual physical mass of the structure. Its low eaves and separation from the top of the Magpie Lane boundary wall avoid it intruding visually and physically on the wall. The deliberate glass separation strip around the southern and western sides of the new building (where it abuts the Chapel and the Hall) offer a sense of space between the chapel's north façade and the mass of the new building. The overall height of the roof appears reduced by the insertion through the centre of the form of a simple, flush glass roof light. Both Historic England and officers acknowledge that the building cannot be further reduced in height within the constraints of the College's brief.
- 10.18. There will, therefore, be visual intrusion, but in views where the contribution made by the existing buildings is changing, intermittent and only partial. Similar views occur across the city; the addition of a contemporary element, providing a further layer over and alongside the existing historic layers, adds to the visual history of the city's development through time. Any such addition must be handled carefully, and the architect manages to do this here by

allowing glimpses of the past to occur alongside the present. The careful and considered design and use of a rich but restrained material palette adds a new, equal contribution to the legible layers. Considering the impact, and its mitigation through design, the development will result in a moderate level of harm to the setting of the listed buildings and the conservation area, and it follows that this moderate level of harm is less than substantial.

Impact on Archaeological Heritage Assets

- 10.19. As in the previous section, this section identifies the harm that the development will have on the significance of archaeological heritage assets, the ways in which the harm has been mitigated, and the weight afforded to the harm.
- 10.20. The application site is located close to the projected line of the primary late-Saxon burh eastern defences. As part of the pre-application work for this site a geophysical survey and an archaeological borehole survey in the College quads and additional test pitting in Staircase 8 have been undertaken. These works have demonstrated that a primary burh ditch does not run north-south through the college as previously suggested by various studies. This is a significant piece of negative evidence that advances our understanding of the late-Saxon burh and the College is to be commended for its facilitation of survey works beyond the proposed development footprint.
- 10.21. The basement footprint is located within the likely extent of a number of documented medieval tenement plots, primarily that belonging to St Martin's Hall, but also the now demolished 14th century College quadrangle and a former back entrance to the college. The site has significant potential to preserve the remains of structures and waste pits related to early college use as well as the 17th century College kitchen yard.
- 10.22. The small evaluation trenches excavated in 2015 by Oxford Archaeology within the proposed footprint of the new basement and under the adjacent hall have provided some insights into the character of the remains in this location. A further two test pits excavated within the basement of Staircase 8 in March 2018 revealed silty clay deposits of possible medieval date over natural gravel. No evidence for the post-glacial brickearth or loam which overlies the gravel terrace was revealed, which may suggest that the clay deposits were filling negative features, suggesting previous disturbance in this area. In one pit the silty clay deposit had been truncated by a deposit of limestone rubble, potentially the rubble core of an earlier wall.
- 10.23. Officers note that it has not been possible, given the physical site constraints, to fully evaluate the footprint of the proposed basement and establish the likely character and extent of any significant buried remains. Therefore the College should be aware of the potentially significant cost of archaeological recording should well preserved multi-period remains be present as might be anticipated in such a central location within the historic town.
- 10.24. The remains of late-Saxon and medieval Oxford as a whole can be assessed as of national significance. However assessing localised impacts on such a

large and complex asset, where the quality and survival of below ground archaeology remains substantially unproven across large areas of the city, remains problematical. In this instance only a limited evaluation sample has been possible because of the site constraints. Therefore it is only possible to say that the application will result in moderate (less than substantial) harm to non-designated medieval heritage assets which may reasonably be anticipated, with various degrees of preservation and truncation, across the proposed basement footprint.

10.25. The harm has been mitigated by various changes to construction methods worked through at pre-application stage, for example the new arrangement of piles and support for the boundary wall in connection with the basement excavation. Any permission is recommended to be subject to a groundworks methodology condition and an archaeological recording condition to mitigate harm and secure public benefits relating to deepening understanding of late-Saxon and medieval Oxford.

Public benefits

10.26. In accordance with paragraph 134 of the NPPF, less than substantial harm to the significance of heritage assets must be given a considerable weight in balancing it against any genuine public benefits that the development will provide.

10.27. The development will not cause substantial harm to designated heritage assets. As identified earlier in this section, the development will result in less than substantial harm to:

- the significance of the Grade I listed hall through the removal and loss of the kitchen staircase (moderate);
- the significance of the setting of the Grade I listed Chapel and Hall through the introduction of built form interrupting views of the elevations of these buildings (moderate);
- the significance of the conservation area through the impact on views along Magpie Lane and from Kybald Street (moderate); and
- the significance of the non-designated archaeological remains (moderate).

10.28. The application is accompanied by a planning statement which sets out the public benefits identified by the applicant. Officers have assessed the development in accordance with National Planning Practice Guidance (paragraph 020) which states that public benefits could be anything that delivers economic, social or environmental progress as described in NPPF paragraph 7. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

10.29. The principal public benefit of the development is the introduction of a high-quality contemporary piece of architecture, adding a layer to the ongoing evolution of the city and University's built form. The design of the building is a carefully crafted response to the history and specific context of the site, being

developed from the 1587 Agas map showing a simple pitched roof outbuilding along the Magpie Lane boundary wall and a later depiction of a two-storey pitched roof structure in Brewhouse Yard. The proposal results from an architectural competition and several years of design development. The choice of materials, a burnished weathered bronze roof with glass panels creating separation from the existing buildings, results in a simple uncluttered form in successful juxtaposition with and separation from its backdrop of listed buildings. The detailing will result in a crisp finish, for example, through the use of 'secret gutters'. The building makes a positive contribution to the group of buildings facing onto Magpie Lane. The innovative, contextual response to the constrained site and the outstanding quality of the overall form and of the detailing proposed are of a standard to comply with the design objectives of paragraphs 60 and 63 of the NPPF. By contributing to a high quality built environment, the development's design is given great weight as a public benefit.

- 10.30. It is recognised that the catering facilities the development would provide will enable the College to sustain its historic operations, which are central to the collegiate heritage of Oxford. The innovative proposal has been carefully designed to fit within a highly constrained city centre site and over three floors; this avoids the facility needing to be provided elsewhere in the city. As such, there is a public benefit in making best and most efficient use of the land within the existing College site. Officers consider that significant weight should be given to this public benefit.
- 10.31. The project has already, through preliminary archaeological investigations, begun to add to our knowledge of the city, in particular with regard to the late-Saxon burh. Further archaeological findings are anticipated. The proposal is to reveal original historic fabric, including the fireplace and oven of the 17th century bakehouse, and the walls of the listed buildings in Brewhouse Yard, currently obscured by the 20th century kitchen. The College intends to submit a detailed proposal of ways in which findings will be disseminated. It has stated that the small and confined nature of the site makes access to the site for interested members of the public somewhat impractical, however it is anticipated that at the least engagement may involve display boards (possibly for display at a future Open Doors Heritage Weekend event, or for display when the public visit the College) or another form of public engagement (such as an Oxford Architectural and Historical Society lecture or an article appearing in its annual periodical). Officers recommend that an appropriate level of public outreach is secured as part of the archaeological conditions. By revealing previous layers of development and views of heritage assets, the development brings a significant public benefit, increasing our knowledge of the city and thereby supporting cultural well-being and enhancing our historic environment. It is considered that moderate weight be given to this public benefit.
- 10.32. A central objective of the project is the creation of level access for the Hall, bar and other dining spaces (Box and Champneys). This has been achieved in an inclusive way, without having contrived or segregated step-free access. This will allow staff, students and visitors to participate in college life and access important parts of the site; as such it is considered a significant social public

benefit.

10.33. Finally, the removal of the 20th century kitchen is a public benefit. Its flat roof with plant detracts from the setting of the listed building and cuts across the rear courtyard elevation. The removal of this clutter contributes to enhancing the historic environment. A moderate weight should be given to this public benefit.

10.34. In summary, the proposed development would offer the following public benefits:

- Introduction of high-quality architecture and a contemporary layer to the built history of Oxford (substantial);
- Making best use of land to keep College facilities, and their heritage function, on site (substantial);
- Revealing historic fabric – above and below ground – and increasing knowledge and understanding of the city (moderate);
- Accessibility (substantial); and
- Removal of harmful built form of kitchen (moderate).

10.35. These benefits are considered to outweigh the less than substantial harm identified and summarised in paragraph 10.27; the proposal would therefore comply with NPPF paragraph 134.

10.36. Officers note that, while the less than substantial harm identified to archaeology may be balanced by the wider merits and public benefits of the scheme, archaeological remains are a finite and non-renewable resource and that such basement schemes in the historic core have a cumulative impact on the below ground archaeological resource. This cumulative impact should be taken into account when assessing the merits of subsequent schemes within the historic core.

Site layout, scale, massing and appearance

10.37. The design of the proposed development has been discussed in earlier sections in assessing the harm and public benefits of the proposal. It is noted that the proposal successfully meets the challenges of the brief on a constrained site, making efficient use of the land. The form of the building is derived from analysis of the history of Brewhouse Yard, creating a contemporary interpretation of historic buildings recorded in this location. The scale of the building has been minimised as far as possible, and high-quality appropriate materials selected. The proposal complies with local policy and the NPPF in design terms.

10.38. Conditions are recommended to approve samples of external materials, as well as large-scale details of the roof in order to secure high design quality.

Other design matters

10.39. A short length of the boundary wall on Magpie Lane is proposed to be dismantled to facilitate access during construction. A condition is

recommended for a method statement, recording and reinstatement.

- 10.40. A query was raised during the public consultation by Oxfordshire Architectural and Historical Society with regard to the relocation of the parish boundary marker that is affected by the development. The comment suggests further research is needed which should lead to an appropriate new location being proposed by the applicant. A condition is recommended to deal with this detail of the development to ensure it is given the necessary consideration.

iii. Impact on neighbouring amenity

- 10.41. Policy HP14 of the Sites and Housing Plan states that development should provide reasonable privacy and daylight for the occupants of both existing and new dwellings and guards against overbearing development. Oxford Local Plan policy CP10 requires the amenity of other properties to be adequately safeguarded, with policies CP19 and CP21 controlling nuisance from matters including noise and dust.
- 10.42. Due to the low profile of the roof of the proposed new pavilion, and its hipped form, the development will not result in a loss of light or harmful impact to the internal environment of Oriel College's Hall or Chapel. For the same reasons, there will be no harm to residential amenity for the Corpus Christi student accommodation on the east side of Magpie Lane, facing the application site.
- 10.43. The proposal includes some external plant to handle cooking fumes and odours from the basement kitchen, as well as for air handling to service the café and bar and a condenser unit. A noise impact assessment has been submitted with the application which demonstrates that the plant will not exceed the existing background noise. A condition is recommended to secure this in the interests of neighbouring amenity and to comply with policies CP1, CP10, CP19 and CP21 Oxford Local Plan 2001-2016.
- 10.44. Details of the plant to handle cooking fumes and odours are recommended to be required by condition, again to safeguard neighbouring amenity in line with policies CP1, CP10, CP19 and CP21 Oxford Local Plan 2001-2016.

iv. Highways and transport

- 10.45. Policy CP1 of the Oxford Local Plan requires development to be acceptable in respect of access, parking, highway safety, traffic generation, pedestrian and cycle movements. There will be no increase in staff or residents and therefore the proposal itself will not generate additional pressure on the local transport network or any highway safety concerns when in use.
- 10.46. The Highways Authority raised concerns regarding the measures proposed in the originally submitted Construction Traffic Management Plan (CTMP). These have been addressed to the satisfaction of the Highways Authority and so the proposal is considered acceptable in respect of impact on highways during construction. A condition is recommended to ensure the development is carried out in accordance with the revised CTMP.

v. **Sustainability**

10.47. Core Strategy Policy CS9 states that all developments should seek to minimise their carbon emissions and should demonstrate sustainable design and construction methods and energy efficiency through design, layout, orientation, landscaping and materials. Because the development proposed falls below the threshold for “qualifying developments”, i.e. over 2,000 square metres, there is no additional requirement to deliver a proportion of renewable or low-carbon energy or to incorporate recycled or reclaimed materials.

10.48. An Energy Statement has been submitted in support of the application which sets out the following energy reduction measures:

- Solar controlled glass to limit heat gain to the new East Hall, with the provision of natural ventilation (intended to meet the summer overheating criteria set by Part L of the Building Regulations);
- The scheme incorporates fabric efficiency (including insulation, high performance double glazing and low-energy lighting); and
- CO₂ emissions are estimated to be around 55kg of CO₂ per square metre per annum, representing a saving of 25 per cent against the baseline set out in Building Regulations Part L.

10.49. These measures are considered appropriate on this constrained and sensitively located site, and as such, the proposal is consistent with the aims of Core Strategy Policy CS9 in minimising carbon emissions and demonstrating sustainable design. A condition is recommended for the development to be carried out in accordance with the submitted details.

vi. **Air quality**

10.50. Policy CP23 of the Oxford Local Plan guards against development which would have a net adverse impact upon the air quality in the Air Quality Management Area, or in other areas where air quality objectives are unlikely to be met.

10.51. A dust impact assessment was requested and submitted addressing the potential emission from dust during the development’s construction phase. Officers consider it extremely important to guarantee that the site-specific mitigation measures that are identified in the assessment are implemented and included in the site’s construction environmental management plan. A condition is therefore recommended to secure necessary site specific mitigation of dust from construction through a construction environmental management plan.

vii. **Flooding and drainage**

10.52. The NPPF states that when determining planning applications, local planning authorities should ensure that flood risk is not increased elsewhere (paragraph 103). Oxford Core Strategy Policy CS11 states that development will not be permitted that will lead to increased flood risk elsewhere, or where the

occupants will not be safe from flooding.

- 10.53. The site lies in Environment Agency Flood Zone 1 and is not at significant risk of flooding from any sources. The development will not result in an increase in impermeable area, and will therefore not increase flood risk. The proposal is compliant with national and local policy in this respect.

viii. **Commencement of works**

- 10.54. As set out in paragraph 6.7, the College is seeking a five-year commencement of works condition should permission be granted, rather than the standard three-year condition. Having reviewed these, officers do not see an overwhelming need for the longer determination period and do not consider the circumstances set out in the addendum to the planning statement dated 26 April 2018 to be significantly different from any other planning application. The recommended condition is for commencement of works to begin

11. CONCLUSION

- 11.1. The harm to the significance of heritage assets has been mitigated as far as possible and has been justified; the residual harm, to which great weight is given, is outweighed by public benefits. The proposal would add a high-quality, elegant piece of contemporary architecture to the built heritage of Oxford and would comply with the relevant policies of the local plan and with the NPPF. As such, it is sustainable development and, in accordance with the NPPF, should be approved without delay.
- 11.2. It is recommended that the Committee resolve to grant planning permission for the development proposed subject to the recommended conditions.

12. CONDITIONS

- 1 The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

- 2 The development permitted shall be constructed in complete accordance with the specifications in the application and approved plans listed below, unless otherwise agreed in writing by the local planning authority.

Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings in accordance with policy CP1 of the Oxford Local Plan 2001-2016.

- 3 Prior to the commencement of construction works above ground level (excluding the demolition of the existing structures and site clearance), samples of the exterior materials to be used shall be submitted to, and approved in writing by, the local planning authority and only the approved materials and details shall be used.

Reason: In the interests of visual amenity in accordance with policies CP1, and HE3 and HE7, of the Oxford Local Plan 2001-2016 and policy CS18 of the Oxford Core Strategy 2026.

- 4 Large-scale detailed drawings of the roof shall be submitted to, and approved in writing by, the local planning authority prior to the commencement of construction works above ground level (excluding the demolition of the existing structures and site clearance), and the works shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory quality of design, for the avoidance of doubt and so that the local planning authority can agree these details in accordance with policies CP1, and HE3 and HE7, of the Oxford Local Plan 2001-2016 and policy CS18 of the Oxford Core Strategy 2026.

- 5 No development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

- The programme and methodology of site investigation and the nomination of a competent person(s) or organisation to undertake the agreed works.

- The programme for public archaeology, post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: Because the development may have a damaging effect on known or suspected elements of the historic environment of the people of Oxford and their visitors, including late-Saxon, medieval and post-medieval remains, and in accordance with Local Plan Policy HE2.

- 6 Before any work hereby authorised begins, a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ in accordance with Local Plan Policy HE2.

- 7 A method statement for the creation of the temporary access through the existing boundary wall on Magpie Lane to include recording, storage and

reinstatement, shall be submitted and approved in writing by the local planning authority prior to the creation of this access. The development shall be carried out in accordance with the approved method statement and the boundary wall shall be reinstated within three months of first occupation of the development hereby approved.

Reason: In the interests of preservation of historic fabric and the character and appearance of the Central Conservation Area in accordance with policies CP1, and HE3 and HE7, of the Oxford Local Plan 2001-2016 and policy CS18 of the Oxford Core Strategy 2026.

- 8 Notwithstanding the approved plans, plans and large-scale details showing a new location for the parish boundary marker (currently located at the top of the kitchen staircase), a supporting statement and methodology statement shall be submitted and approved in writing by the local planning authority prior to the commencement of demolition of the kitchen staircase or any other works affecting the parish boundary marker. The parish boundary marker shall be relocated in accordance with the approved details.

Reason: In the interests of respecting the history, character and setting of the listed building in accordance with policies HE3 and HE7 of the Oxford Local Plan 2001-2016.

- 9 In respect of any proposed air conditioning, mechanical ventilation or associated plant, the applicant shall ensure that the existing noise level at this location is not increased. In order to achieve this, the plant must be designed or selected or the noise attenuated so that it is no greater than 45 dB (A) LaeqT when measured one metre from the nearest noise sensitive premises.

Reason: To maintain the existing noise climate and prevent ambient noise creep in the interests of residential amenities in accordance with policies CP1, CP10, CP19 and CP21 Oxford Local Plan 2001-2016.

- 10 The development shall not be brought into use unless and until a scheme for treating cooking fumes and odours before their emission to the atmosphere, so as to render them innocuous, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed and completed before the development is brought into use and shall include the use of grease filters and other specialist filtering and deodorising equipment that will be serviced according to the manufacturer's recommendations.

Reason: To safeguard the amenities of the occupiers of nearby properties in accordance with policies CP1, CP9, CP19 and CP21 Oxford Local Plan 2001-2016.

- 11 The development shall be carried out in full accordance with the approved Construction Traffic Management Plan (Framework Construction Traffic Management Plan Issue Number v3.1 dated 19 February 2018) at all times unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding network, road infrastructure and local residents, particularly at peak traffic times in accordance with policies CP1, CP19, CP21 and TR2 of the Adopted Oxford Local Plan 2001-2016.

- 12 The development shall be carried out and maintained in accordance with the measures detailed in the submitted Energy Statement, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of sustainable energy use in accordance with policy CS9 of the Oxford Core Strategy 2026

- 13 No development shall take place until a Construction Environmental Management Plan (CEMP), containing the site specific dust mitigation measures identified for this development, has first been submitted to and approved in writing by the Local Planning Authority. The specific dust mitigation measures that shall be included and adopted in the CEMP can be found on page 8 of the submitted Dust Risk Assessment report produced by Aether and dated April 2018. The development shall be carried out in accordance with the approved CEMP at all times.

Reason: To ensure that the overall dust impacts during the construction phase of the proposed development will remain as “not significant”, in accordance with the results of the submitted Dust Risk Assessment report produced by Aether and dated April 2018, and with Core Policy 23 of the Oxford Local Plan 2001-2016.

13. APPENDICES

- **Appendix 1** – Site location plan

14. HUMAN RIGHTS ACT 1998

- 14.1. Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to approve this application. They consider that the interference with the human rights of the applicant under Article 8/Article 1 of Protocol 1 is justifiable and proportionate for the protection of the rights and freedom of others or the control of his/her property in this way is in accordance with the general interest.

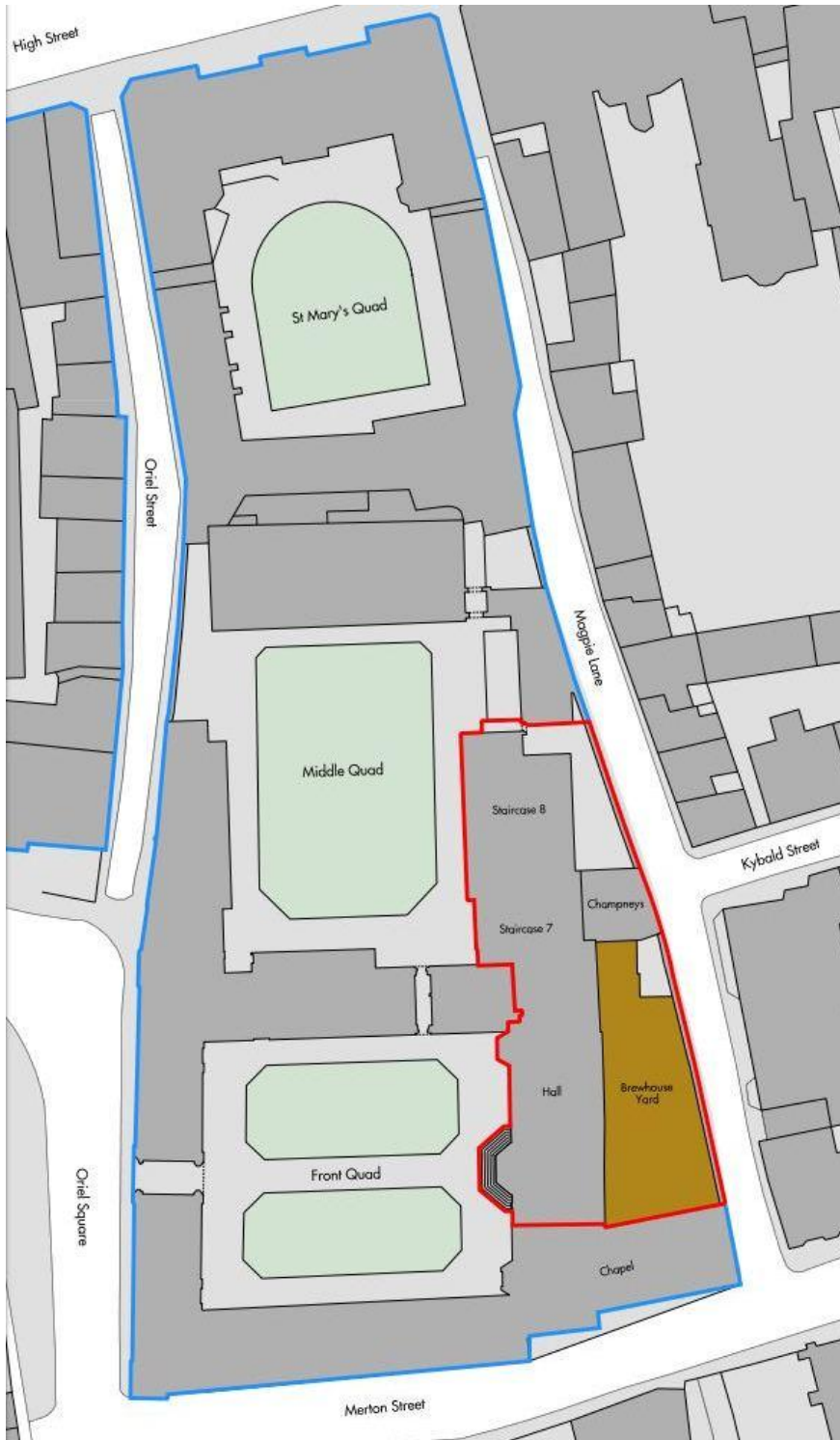
15. SECTION 17 OF THE CRIME AND DISORDER ACT 1998

- 15.1. Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community.

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Appendix 1

17/03258/FUL - Oriel College



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WEST AREA PLANNING COMMITTEE

21st May 2018

Application Numbers 17/03259/LBC

Decision Due by: 9 February 2018

Extension of Time: 29 May 2018

Proposal: Erection of new pavilion, creation of a new basement including new kitchen facilities and food lift; removal of existing kitchen and kitchen staircase, new serveries and additional dining and function spaces within Brewhouse Yard, Oriel College, with associated internal alterations. (Additional information)

Site Address: Oriel College, Oriel Square – see **Appendix 1** for site plan

Ward: Holywell Ward

Case Officer Gill Butter

Agent: Mr Neil Warner **Applicant:** Oriel College

Reason at Committee: The application is to be determined in conjunction with a planning application which is for non-residential development with new floor space of more than 500 square metres.

1. RECOMMENDATION

1.1. West Area Planning Committee is recommended to:

(a) Approve the application for the reasons given in the report and subject to the required conditions set out in section 12 of this report and grant listed building consent and

(b) Agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:

1. Finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.

2. EXECUTIVE SUMMARY

2.1. This report considers the impact of; the addition of a new two storey plus basement building, replacing the existing single storey kitchens to the east of the Hall in Brewhouse Yard; alterations to historic building fabric including the

demolition of the 'kitchen staircase' that runs from the east end of the screens passage at the southern end of the Hall down to the kitchen corridor at the back of the ground floor bar; internal alterations to a number of rooms and spaces within the east range of Front Quad; alterations to rooms at the eastern end of the north range of Front Quad; alterations to rooms within the Robinson Building and attached later parallel range that together form the eastern side of Back Quad; on the significance of the identified listed buildings and their settings and balances the weight of any residual harm to that significance following mitigation through considered design against any public benefits to the heritage assets that may arise as a result of the proposed alterations to offer a recommended decision for the listed building consent application.

2.2. The key matters for assessment set out in this report include the following:

- Significance of a number of listed buildings, including grade I and grade II listed buildings that are proposed to be subject to alteration and addition including significance of the setting of those buildings.
- Harm to any identified significance that would arise from the proposed development.
- Mitigation of any identified harm through considered design of alterations and extensions, careful workmanship and appropriate level of recording of significant fabric to be lost or altered.
- The balance of any outstanding harm weighed against any public benefits to heritage assets that may arise from the proposed development.
- Archaeology

3. LEGAL AGREEMENT

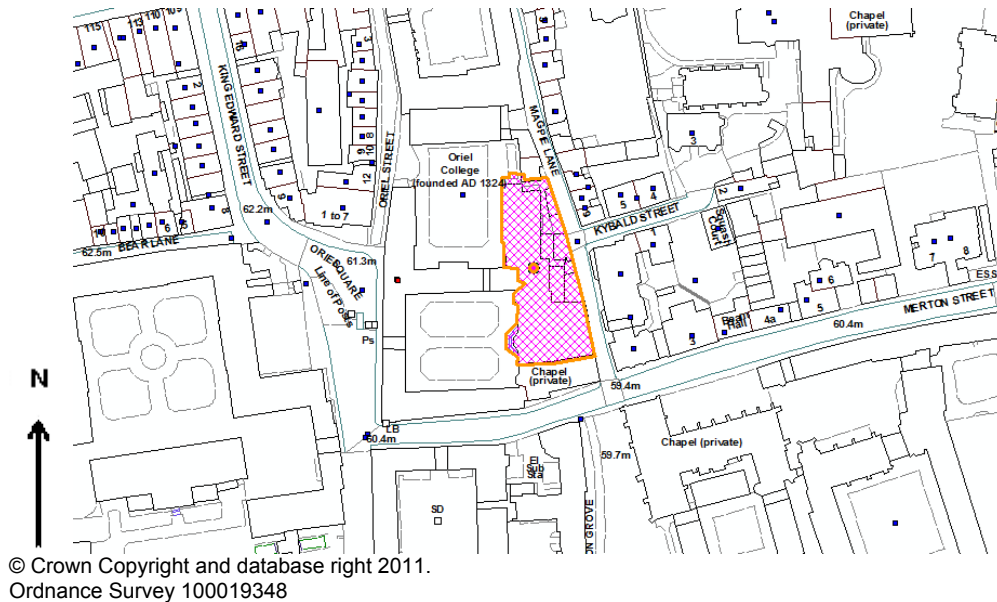
3.1. This application is not subject to a legal agreement.

4. SITE AND SURROUNDINGS

4.1. The site is located within the main campus of Oriel College which sits on the east side of Oriel Square. The site comprises; the eastern range of Front Quad, C17 (adjoining but not including the Chapel) accommodating the Hall at first floor with screens passage and Buttery at its southern end, the Bar at ground floor and three-storeys of rooms off Staircase 4 to the south of Hall; Staircase 7 and rooms off this staircase which lies at the eastern end of the north range of Front Quad, C17 lying immediately to the north of the Hall; Staircase 8 in the Robinson building, C17 and a later parallel range to the rear/east of this building which form the eastern side of Back Quad; the yard which lies to the east of (behind) the Hall, named "Brewhouse Yard" and currently almost entirely occupied by a single-storey, flat roofed kitchen building dating from the early part of the C20 when the kitchens were moved out of the ground floor beneath the Hall which is now occupied by the Bar but which includes at its northern end a 1970's, two storey with roof terrace, ashlar faced building known as Champneys accommodating the SCR dining room on the upper floor with staff facilities beneath; the high, mostly medieval wall (both north and south ends of the wall have been rebuilt the southern section of wall incorporates a run of modest,

casement windows) that forms most of the eastern boundary of the College's principal campus and runs almost the entire length of the western side of Magpie Lane a medieval street which connects High Street, at its northern end to Merton Street to the south.

4.2. SITE LOCATION PLAN



5. PROPOSAL

5.1 The application proposes the alteration and re-ordering of a number of spaces within the existing buildings on the site, the demolition of existing buildings and structures (staircase) within the Brewhouse Yard on the eastern edge of the site and the addition of a new, three-storey building, including a basement, to replace the yard buildings.

5.2 The new building is proposed to accommodate a kitchen in its basement, a café/informal study space at ground floor linked into the Bar and an extension of Hall dining at first floor to include an area for food service. The building is proposed to provide new, accessible links to existing accommodation as well as to the new facilities within it. The building has been designed to appear fundamentally as a roof structure from outside views and comprises a trapezoidal shaped roof with east and west planes split by a central, varying width, flat roof, the eaves of the eastern slope rising just above the top of the boundary wall, with the building façade set back from the wall reducing its visibility from public vantage. The southern end of the upper storey of the new building, adjacent to the Chapel is “hipped” or sloped back and almost entirely glazed, the western side of the new building comprises a rectangular, glass box, replacing the originally medieval, but much altered kitchen staircase. The primary roof covering for the slopes of the new building (those not glazed) is proposed to be a burnished/ weathered bronze.

5.3 In order to accommodate the new building, the existing, flat roofed 1920's kitchen building (essentially a flat roof over a yard) is to be demolished.

5.4 The kitchen staircase which currently descends from the eastern end of the screens passage, extending into a passage that separates the kitchen and the Bar is to be demolished. Investigation suggests that this structure is coincident with the building of the east range of Front Quad, C17 and that it probably provided the principal access from kitchen (then underneath the Hall) to Hall. However investigation also suggests that it has been substantially altered or modified such that the potential significance is considerably diminished and the importance of fabric is probably minimal. Any surviving fabric of significance is to be re-used in the link between screens passage and new building.

5.5 The application proposes alteration of the existing ground floor bar. It is proposed to open up spaces at the southern end of this space and to provide a new staircase connection to the present Buttery at first floor; to excavate, as part of the new building excavation a small area below the south-eastern corner of the bar space to provide a bar cellar (this space is primarily intended to accommodate extract and ventilation ducting from the kitchens that is designed to connect into an existing vertical shaft in the wall between Front Quad east range and Chapel); to make alterations at the northern end of the bar, creating platform lift access at the existing Front Quad door and to open up the eastern wall of the bar to provide free access into the ground floor space of the new building. All services, heating, lighting, hot and cold water and communications are to be renewed.

5.6 The application proposes alterations within the rooms off Staircase 4 (relatively narrow, winder staircase) at the southern end of the Hall range of Front Quad. The alterations comprise essentially the stripping out of existing fireplace fittings and fabric behind in order to access the existing flue that is proposed to accommodate extract ducting from basement kitchens but also renewal of services, lighting, heating, hot and cold water and communications services.

5.7 The application proposes alterations to rooms accessed from and adjacent to Staircase, which is located at the eastern end of the north range of Front Quad and accessed at the south-eastern corner of Back Quad in an area of building of mixed origin but that dates from C17. Alterations proposed are the opening up of the ground floor rooms that formed the former C17 Bakehouse and adjacent rooms that are currently used for staff changing to create w.c.'s and store rooms accessed from and linked in to an internal, ramped corridor incorporating the ground floor of the 1970's Champneys building and part of the existing, partially enclosed courtyard at the northern end of Brewhouse Yard; the alteration of the southern part of Box, the first floor room off Staircase 7 (used for private dining) to create an accessible access to the High Table dais at the northern end of Hall (this requires the creation of a new doorway and the alteration of panelling at the north end of Hall) and the closing of existing 1970's alterations to the original external wall (windows) at the northern end of Box creating direct access to Champneys (SCR) dining and prep spaces (these are proposed to be accessed through the new building). All services to be renewed (see notes above).

5.8 The application proposes alterations off Staircase 8, the central staircase to the

Robinson Building which forms the eastern range of Back Quad and that connects to a later, C19 range built on the eastern side and wrapping round the southern edge of the Robinson Building. It is proposed to create a series of fellows teaching spaces (study and tutorial space) together with a store at ground and first floors by removing the student set (two beds and a shared living space) in the southern half of the building at ground, first and second floors and to update the facilities of the student set in the northern half of the Robinson building by removing the basic, integral washing facilities from bedrooms and ‘breaking through’ to rear building range to provide a shared en-suite bathroom; to remove student rooms from rear range at ground floor (student rooms to be retained at first and second floors) and create en-suite for student set (see above) together with a staff common room, changing rooms and storage. All services are to be renewed.

6. RELEVANT PLANNING HISTORY

6.1. The table below sets out the relevant planning history for the application site:

70/22427/A_H - Erection of new senior common room and alterations to kitchen, buttry, cellar bar and staircase 7 and 8. Approved 14th April 1970.
70/22427/L_H - Erection of new senior common room and alterations to kitchen, buttry cellar bar and staircases 7 and 8. Approved 14th April 1970.

7. RELEVANT PLANNING POLICY

7.1. The following policies are relevant to the application:

Topic	National Planning Policy Framework (NPPF)	Local Plan	Core Strategy	Sites and Housing Plan	Other planning documents
Design	17, 56–68	CP1 CP6 CP8 CP10	CS18		
Conservation/ Heritage	17, 58, 63–65, 126–141	HE2 HE3 HE4 HE7 HE11			

Planning (Listed Buildings and Conservation Areas) Act 1990 - including section 16(2).

8. CONSULTATION RESPONSES

- 8.1. Site notices were displayed around the application site on 22nd December 2017 and an advertisement was published in The Oxford Times newspaper on 25th January 2018.

Statutory and Non-Statutory Consultees

Historic England

- 8.2 “The current scheme has been the subject of extensive pre-application consultation with both Oxford City Council and Historic England and would have a marked impact on the significance of this grade I listed building. The main impact would be on views of the hall and chapel from Magpie Lane, which would be partially obscured by the roof of the proposal new pavilion. We note that the architectural quality of these elevations is equal to those of the quadrangle itself. Another serious impact would be the removal of the stair down to the old Brewhouse yard. This forms part of the primary fabric of the College (dating to 1620-2) so contains valuable evidence about how the building was originally arranged. Although now encapsulated by a later kitchen the quality of masonry suggests that this was originally an important feature. We therefore conclude that the proposals would entail a high level of harm to the significance of this building, though the harm would fall short of substantial.

The College have looked at alternatives to a two storey extension and at ways of retaining the stair. We accept that the College have a genuine need for more formal dining space and that a case has been made on logistical grounds that this needs to be provided at first floor level. We also accept that this cannot be provided if the stair is to be left in situ. Furthermore, we recognise that it would not be possible to reduce the height of the proposed new building, and so lessen the impact on views down Magpie Lane, without seriously compromising the architectural quality of what promises to be an elegant and attractive building. We therefore accept that the harm entailed by the proposals is justified as is required by paragraph 132 of the NPPF. The City Council will need to weigh this harm against the public benefits of the proposal in accordance with paragraph 134 of the Framework.

Historic England has no objection to the applications on heritage grounds. We consider that the applications meet the requirements of the NPPF, in particular paragraph numbers 132 and 134.

In determining (these) application(s) you should bear in mind the statutory duty of sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.”

- 8.3 Oxford Civic Society

“The roof of the new pavilion obstructs the Chapel and Hall windows (East elevation). However, as the development is within the walls of the college it is thus not visible from Magpie Lane.

It is regrettable that the college is not taking the opportunity to replace the windows in the Champneys Building to reflect/maintain the external medieval character of the college.”

Public representations

8.4 No neighbours have commented on this application.

9. Officer Response

9.1 The demolition of the existing kitchen structure in Brewhouse Yard will have no adverse impact on the architectural or historic interest of adjacent listed buildings, Chapel, Hall and medieval boundary wall or importantly on the settings of those buildings and provided that it is carried out carefully (a condition should ensure that this will be done) there would be no harm to the significance of the heritage assets.

9.2 C17 The demolition of the kitchen staircase, co-incident with the adjacent buildings but having been subjected to substantial alterations in the intervening period, will result in a moderate level of harm to significance. The contribution of the fabric of the staircase to its significance has arguably been reduced through the intervening alterations however there remains the significance that derives from the location, arrangement and function of the staircase which is high due to it being an integral element of the original college plan at its C17 rebuilding. The architect has offered some mitigation through the design of the new building, with a fully glazed element that will sit in a similar location to the staircase and with the retention of a “trace silhouette” representing the profile of the staircase to be set against the building’s C17 range. Historic England considers that the removal of the staircase is justified and therefore it remains to balance the weight of harm against the weight of any public benefits to the heritage assets and historic environment that may derive from the proposal. The public benefits that would accrue are the potential for an increased understanding of the development of the town and also the college itself through archaeological investigation and recording. In addition the updating of the college fabric, buildings and services together with provision of up-to date facilities will ensure the retention off these important architectural buildings which make a huge contribution to the architectural and historical wealth of the city. So, on balance it is considered that the mitigated and justified harm would be balanced by the secure future of the heritage assets and the increased understanding of the site’s past, its evolution and its contribution to the significant architectural and historical legacy of the city.

9.3 The new building has been designed to appear fundamentally as a roof structure from outside views and comprises a trapezoidal shaped roof with

east and west planes split by a central, varying width, flat roof, the eaves of the eastern slope rising just above the top of the boundary wall, with the building façade set back from the wall reducing its visibility. The sides adjoining the Chapel and the Hall have been designed to provide visual separation between these highly significant buildings and thus to reduce the harmful impact that the extension will have. The southern end, adjacent to the Chapel is “hipped” or sloped back and almost entirely glazed, the western side of the new building comprises a rectangular, glass box, replacing the originally medieval, but much altered kitchen staircase. The result of these glazed separations is that the existing façades of both Hall and Chapel will form part of the interior of the upper space of the new building and will be able to be appreciated in a way that they are not fully appreciated at present from within the College. From Magpie Lane views of both Chapel and Hall façades are at present limited and the addition of the new building will obscure these further. However the design of the building, the setbacks identified above, will permit the viewer, as they walk up and down Magpie Lane to gain a sense that the new building is respecting the existing buildings, is subservient and that there is a sense of separation between buildings, that they are independent of each other. The primary roof covering for the slopes of the new building (those not glazed) is proposed to be a burnished/weathered bronze offering a suggestion of richness but not ostentation and implying a similarity to a piece of outdoor sculpture. The tone of the material is not incompatible with the colouring of weathered slate or indeed lead both of which are found in the rich architectural heritage of Oxford. In interrupting the limited view of Chapel and Hall the new building will result in some harm to the setting of these listed buildings however that harm will be small given the restricted views at present from both within and outside the site and the design of the new building, in particular its upper storey and the elements that sit immediately adjacent to the listed buildings have been designed in such a manner as to respect the importance of those buildings whilst making a positive architectural contribution to the group. The building is justified in its provision of updated accommodation for the college and it makes very efficient use of its necessary tight footprint. The small harm, further reduced through excellent, innovative and thoughtful design would be balanced against the benefits of securing the future of the college buildings through upgrading and repair and the positive addition of a beautiful building to the college portfolio and to the city’s nationally recognised corpus of modern architecture.

9.4 The alterations proposed to take place in the ground floor bar, historically housing the college kitchens, provide increased accessibility to this area of the college (Hall, Champneys and the new building) through the installation of a platform lift adjacent to the door from Front Quad. The alterations in this area form part of a succession of alterations to this part of the building (commencing with the 1928 alterations) where original, C17 fabric has been removed. The proposal seeks to retain historic fabric where it does survive, for example the porch door and re locate it within the area if nothing else. The opening up of the southern end of this space removes more recently introduced subdivisions and the introduction of a staircase linking the bar to the Buttery is a small intervention for a stride in increased functionality and efficiency of important college facilities. The excavation of a small basement

area beneath the south-eastern corner of the bar will permit the use of the existing chimney stack that sits in the wall between the Hall range and Chapel for essential kitchen extract which would otherwise be visually intrusive in an area of high architectural significance. The alterations would result in some harm, of a relatively low level in an area of high significance. The balance of residual harm against the benefits of improved facilities that will ensure the future of a number of very important buildings is positive.

9.5 The application proposes small alterations to fireplaces in the fellows' rooms at second, third and fourth floors off Staircase 4, at the southern end of the C17, Hall range. The fireplaces have been subjected to some alteration previously and the proposal seeks to reinstate and repair fabric where necessary. In addition it is proposed to upgrade the services in these rooms which will extend their useful life, ensuring the beneficial occupancy of this part of the important east range of Front Quad. The resultant harm which will be small will be counterbalanced by the public benefit of ensuring the future of important buildings that make a significant contribution to the city's body of important architecture.

9.6 It is proposed to make alterations at the eastern end of the C17 north range of Front Quad where at ground floor it has been identified that there is surviving fabric from a C17, bakehouse which formed part of the original C17 kitchens (see note in previous paragraph re. former use of bar). This is the area identified as Staircase 7 in the documentation. The fabric to be removed is essentially recent (C20) alteration, much associated with the 1970's Champneys addition that is linked onto the eastern end of this building range. In removing later fabric and providing better, more efficient facilities as well as facilitating access to all parts of the new and existing buildings, including access to the high table of Hall, through Box the proposals are extending the life and ensuring the future of these significant buildings.

9.7 This application proposes alterations to rooms off Staircase 8 in the Robinson Building, Grade I listed together with alterations to the later C19 building range that wraps around the eastern and southern sides of Robinson. The alterations in Robinson consist of changes to the southern set (pair of student rooms with shared living space) to form a teaching place and study with storage room accessed from the building range to the rear. There will be loss of some building fabric however this is of relatively low significance and workmanship/reinstatement and "repair" (covered by condition) will ensure retention of any significant elements. The second set, in the northern half of the building is to be retained, preserving the historic college arrangement, but with small alterations to include the removal of washing facilities from within the bedrooms and the creation of an improved, en-suite facility for the set in part of the rear range which will require the loss of some historic fabric to create a new door but again detail to ensure the preservation of the character of the rooms and the minimal loss of fabric will be ensured through appropriate condition. In the rear building range it is proposed to improve the accessibility to principal rooms, essentially in the 1970's Champneys addition as well as to the accommodation within this range and to improve staff facilities at ground floor. These alterations will involve the removal of some

building fabric much of it of C20 origin and of no significance and changes to plan form that is currently fairly convoluted with ad-hoc room arrangements accommodating necessary functions as and where possible. Consequently it is assessed that there will be a very low level of harm to significance. In considering the public benefits that would result from these alterations, the primary benefit would be the updating of the buildings and accommodation, with significantly improved access to all parts of the buildings that fall within the application site which will ensure the future of these buildings thus securing their contribution to the special and highly valued architecture and history of the city.

10. PLANNING MATERIAL CONSIDERATIONS

10.1. Officers consider the determining issues to be:

- i the impact of the proposals on the significance of the heritage assets.

11. CONCLUSION

11.1. In considering the proposed alterations to this important group of listed buildings there will be some harm to their architectural and historic significance. However the applicant has demonstrated that where there will be significant harm that this is justified in order to secure the preservation of highly significant elements of the group of buildings. The proposed alterations have been justified in the interest of securing a more long term future for this important building group and have been carefully and intelligently designed to mitigate as far as possible the levels of harm to the significance of the heritage assets. The process of change will offer a greater understanding and clearer exposition of parts of the buildings that are currently little known and obscured or hidden from view which combined with securing a long term future for these important buildings that individually and collectively make a significant contribution to the architecture and history of both Oriel College and the city of Oxford will balance favourably against the weight of residual harm to significance.

11.2. It is therefore recommended that the Committee resolve to grant listed building consent for the development as proposed subject to the following conditions.

12. CONDITIONS

1. Time
2. Work in accordance with consent
3. Building Recording
4. No demolition before contract to re-build
5. Fire regulations works
6. Fabric interventions – details for alterations

7. Services installations
8. Unknown features
9. Internal features
10. Internal finishes
11. Harm v public benefits

13. APPENDICES

- **Appendix 1** – Site Location Plan

14. HUMAN RIGHTS ACT 1998

- 14.1. Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to approve this application. They consider that the interference with the human rights of the applicant under Article 8/Article 1 of Protocol 1 is justifiable and proportionate for the protection of the rights and freedom of others or the control of his/her property in this way is in accordance with the general interest.

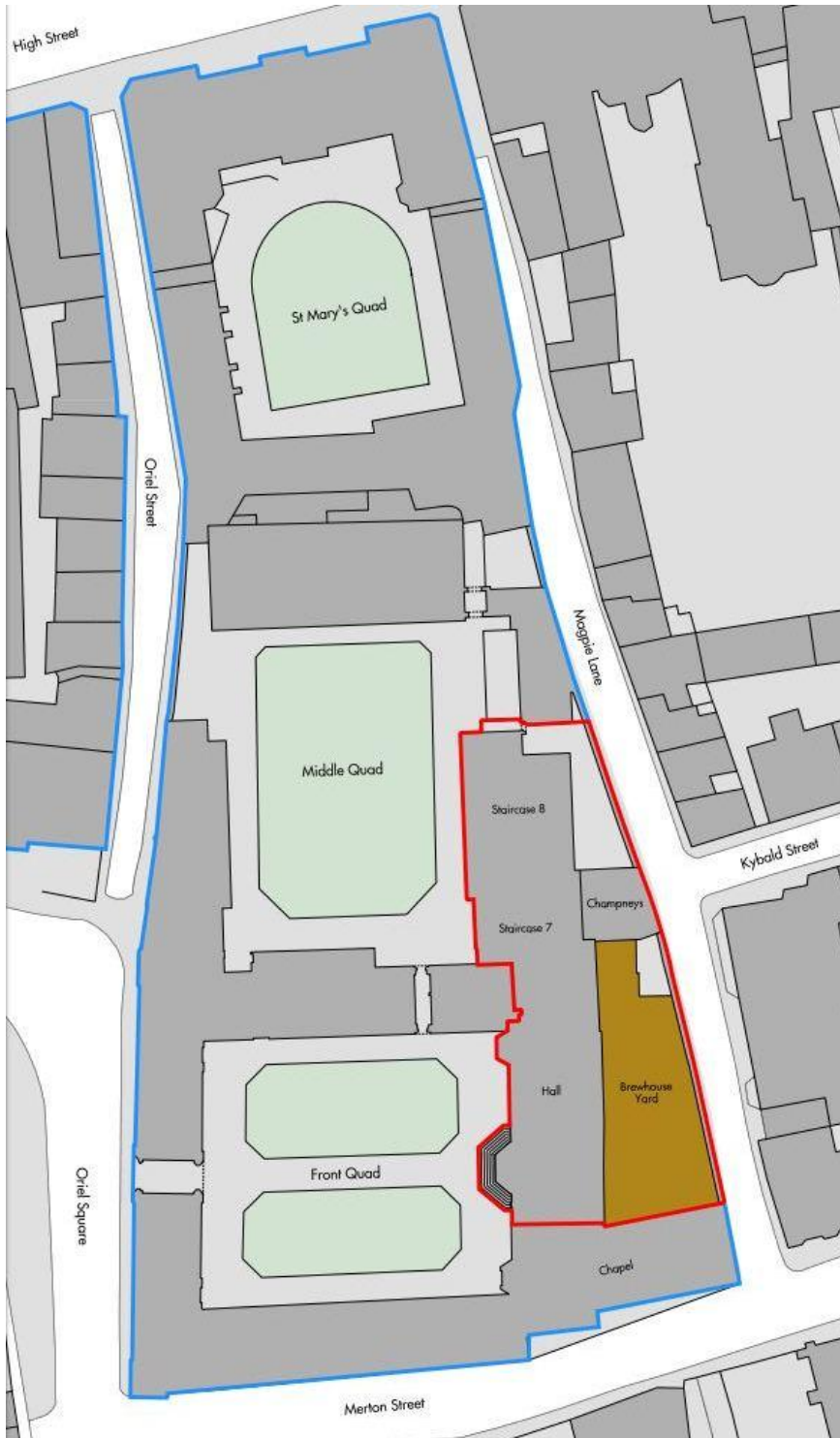
15. SECTION 17 OF THE CRIME AND DISORDER ACT 1998

- 15.1. Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community.

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Appendix 1

17/03259/LBC - Oriel College



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WEST AREA PLANNING COMMITTEE

21st May 2018

Application Number: 17/03427/FUL

Decision Due by: 19th February 2018

Extension of Time: 28th May 2018

Proposal: Demolition of existing rear store. Erection of a single storey ground floor rear extension, with alterations to roof of existing single storey rear extension from flat to pitched. Erection of a first floor rear extension. Replacement windows. Formation of 1No. rear dormer window in association with a loft conversion. (Amended plans) (Amended description)

Site Address: 38 West Street, Oxford, OX2 0BQ,

Ward: Jericho And Osney Ward

Case Officer Robert Fowler

Agent: Mr Thomas Guy **Applicant:** Mr Richard Thurston

Reason at Committee: The application has been called in by Councillors Pressel, Fry and Rowley due to concerns about the potential loss of light for neighbours and the impact of the proposed development on the Conservation Area.

1. RECOMMENDATION

1.1. West Area Planning Committee is recommended to:

(a) Approve the application for the reasons given in the report and subject to the required planning conditions

(b) Agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:

1. Finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary;

2. EXECUTIVE SUMMARY

2.1. This report considers the demolition of an existing rear store, erection of a part single and part two storey extension and the erection of a rear dormer. It is also proposed to insert a rooflight to the rear elevation and insert replacement windows in the front elevation. The proposed extensions would be situated at the rear of the house and would therefore not be prominent in the streetscene. The

proposed development has been carefully considered in the context of the Conservation Area and would not give rise to any substantial or less than substantial harm on the character, appearance and special significance of the Conservation Area. The proposed development would not have a detrimental impact on the amenity of neighbouring occupiers through a loss of light, overbearing impact or loss of privacy. The footprint of the proposed development is largely covered by existing buildings and therefore the impact on flooding and surface water drainage would be acceptable. Officers recommend that the development is acceptable in planning terms and meets the requirements of the Council's adopted planning policies including Policies CP1, CP8, CP10 and HE7 of the Oxford Local Plan 2001-2016, Policy CS18 of the Core Strategy (2011) and Paragraphs 132-134 of the NPPF.

2.2. The key matters for assessment set out in this report include the following:

- Design
- Impact on Conservation Area
- Impact on Neighbours
- Flooding and Surface Water Drainage

3. LEGAL AGREEMENT

3.1. There is no requirement for a legal agreement with this application.

4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

4.1. The proposal does not require a CIL payment.

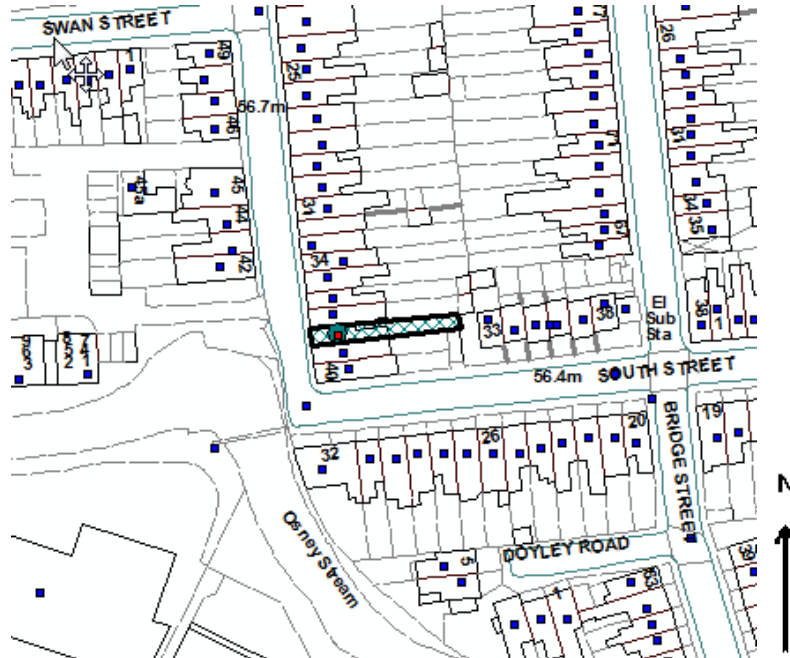
5. SITE AND SURROUNDINGS

5.1. The application site is on the east side of West Street on Osney Island and is a mid-terrace dwellinghouse. 38 West Street is brick built with a slate roof; these are the predominate materials used in the streetscene. There is a strong uniformity to the properties in West Street with a strong building line; low and narrow terraced houses opening directly onto the street. This uniformity of Victorian workers cottages is one of the defining elements of the Osney Town Conservation Area. Another quality of Osney is the surroundings; it is largely surrounded by water as a result of being an island within the Thames and tributaries and therefore despite its close proximity to the City Centre it has a tranquil and unique character. The relatively plain Victorian architecture in Osney Island means that the introduction of modern building materials, including UPVC windows and doors would be harmful to the character and appearance of the Conservation Area and as a result there is an Article 4 Direction which removes permitted development rights for the installation of these in houses in the area.

5.2. 38 West Street benefits from a rear garden of approximately 13m in length and has previously been extended with a flat roof ground floor element that extends approximately 6m into the garden; this development appears to date from the 1960s. The existing single storey element does not extend across the whole width of the garden; a narrow area of approximately 0.8m separates this single

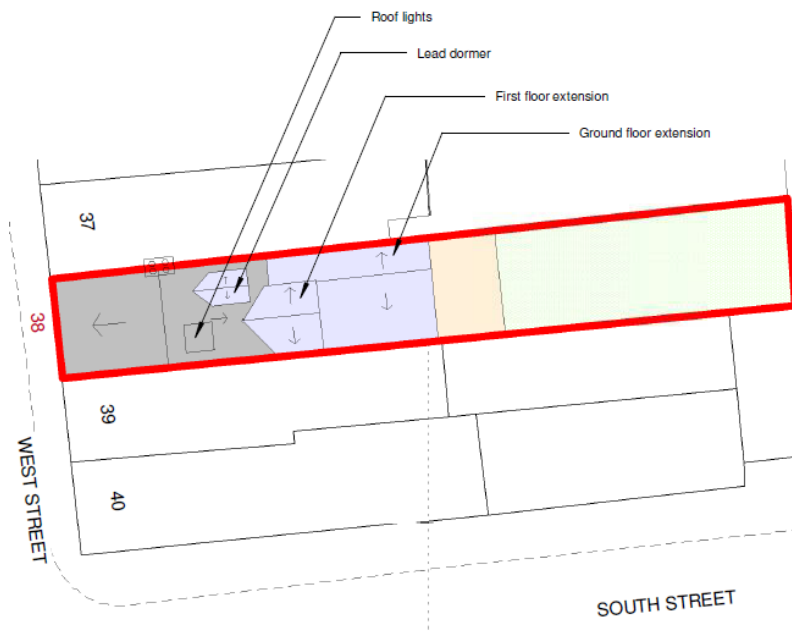
storey element from the boundary with 37 West Street. The side area between 38 West Street and 37 West Street adjacent to the 1960s single storey extension currently contains a store area with a lean-to roof. The 1960s extension is rendered with a felt flat roof and UPVC windows. A rear window at the first floor and the windows at the front elevation are UPVC.

5.3. Site Location Plan



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Ordnance Survey 100019348

5.4. Block Plan



6. PROPOSAL

- 6.1. The application proposes the demolition of the existing single storey rear store and the erection of a new single storey element that would be the full width of the garden and extend the same distance into the garden as the existing 1960s extension. The proposed single storey element would have an asymmetrical pitched roof with a height of 2.5m at the eaves.
- 6.2. A two storey element is propose that would extend approximately 1.6m beyond the existing rear wall at first floor level and would have a width of approximately 2.8m (which would leave a gap at first floor level between the first floor extension and the boundary with 37 West Street).
- 6.3. The proposed materials for the part two storey and part single storey extension would be brick with a slate roof. The roofslope facing towards No. 37 West Street would be composed from polycarbonate; giving rise to more glazed appearance along the boundary. The proposed single storey element would have bi-fold aluminium doors at ground floor level. A proposed first floor window would be a timber sash window with the proportions of windows traditionally found on the terrace.
- 6.4. A cottage dormer is proposed at the rear at roof level, this would have a width of approximately 1.1m and would have a pitched roof. A roof light is also proposed on the rear roof slope. The proposed dormer would be clad in lead and have a timber window. The roof light is proposed to be a smaller 'conservation' type roof light.
- 6.5. At the front of the property it is proposed to replace existing UPVC windows with timber sash windows.
- 6.6. The proposed plans have changed since the application was first submitted; specifically the depth of the first floor rear element which has been reduced in depth as a result of the submission of amended plans. The plans also originally included a front rooflight which has been removed and the width of the rear dormer has also been reduced. These amendments were sought by officers following concerns raised about the design and impact on neighbouring amenity.

7. RELEVANT PLANNING HISTORY

- 7.1. The table below sets out the relevant planning history for the application site:

65/17111/A_H - Alteration to form kitchen and extension to form bathroom. PDV 14th December 1965.

04/00695/PDC - PERMITTED DEVELOPMENT CHECK - 1. Paint front door. 2. Demolish lean-to at the rear of single storey extension. Install french doors to opening.. PNR 18th June 2004.

8. RELEVANT PLANNING POLICY

8.1. The following policies are relevant to the application:

Topic	National Planning Policy Framework (NPPF)	Local Plan	Core Strategy	Sites and Housing Plan	Other Planning Documents
Design	14	CP1, CP6, CP8, CP10	CS18	HP14	
Conservation/ Heritage	130-134	HE7			

9. CONSULTATION RESPONSES

- 9.1. Site notices were displayed around the application site on 3rd January 2018 and an advertisement was published in The Oxford Times newspaper on 4th January 2018.
- 9.2. Following the submission of amended plans to reduce the depth of the first floor extension, remove the front rooflight and reduce the width of the rear dormer a further public consultation was carried out. A site notice was displayed on 6th April 2018 and an advertisement was published in The Oxford Times on 12th April 2018. The consultation on the amended plans ran until 7th May 2018.
- 9.3. Following consultation on the amended plans a second set of amended plans were requested by officers. These amendments were very minor and related only to the rear rooflight which has been slightly reduced in width. No public consultation has been carried out on this small-scale change to the plans given the minor nature of the amendment and the fact that this change was sought as a result of advice from the Council's Conservation specialist.

Statutory and Non-Statutory Consultees

Oxfordshire County Council (Highways)

- 9.4. No comments.

Public representations

- 9.5. 1 local resident (adjoining neighbour) objected to this application from an address in West Street.

In summary, the main points of objection were:

- Loss of daylight

- Negative impact of development on Conservation Area
- Impact on residential amenity
- Light pollution from rooflight
- Plans are misleading
- Concerns about view from property into neighbouring property
- Welcomed reduction in size of first floor element following submission of amended plans but maintained objections to ground floor element, concerns about privacy and impact of rooflight on light pollution

Officer Response

9.6. Officers sought amended plans to reduce the impact of the proposed development on the adjoining neighbour at No. 37 West Street through the submission of amended plans. The proposed plans now comply with the Council's policies in terms of the impact on light. Further enhancements have been sought in relation to the design of the development and its impact on the character, appearance and special significance of the Conservation Area. The impact of light pollution would not be considered a grounds for refusal in an urban area where there are numerous windows at upper floor levels where lighting already exists at similar levels.

10. PLANNING MATERIAL CONSIDERATIONS

10.1. Officers consider the determining issues to be:

- i. Design and Impact on Conservation Area
- ii. Impact on Neighbouring Amenity
- iii. Flooding and Surface Water Drainage

i. Design and Impact on Conservation Area

10.2. With the exception of the proposed changes to the windows at the front elevation the proposed development is situated at the rear. Therefore the proposed development would not have an impact on the streetscene and would not be widely visible in the public realm. Despite this there would be glimpses of the proposed development from South Street and Bridge Street, particularly between buildings which do provide views of the rear of the terrace in West Street including the application site. Officers have been mindful that there is an existing flat roof 1960s addition on the site and the development proposed therefore offers an opportunity to improve the rear aspect of the site. The proposed development would have a contemporary appearance at the ground floor level with an asymmetrical roof but is proposed to be brick built which would enable it to assimilate more harmoniously with the host property than the existing render on the 1960s extension. The first floor element would also contain a pitched roof and this would form a gable at a lower height than the main roof which would ensure this element appeared visually subservient. These additions have been carefully considered in design terms and represent high quality design that would sensitively modernise a fairly incoherent series of additions at the rear of the existing house.

- 10.3. The proposed roof additions have been carefully considered in terms of their impact in design terms and specifically on the Conservation Area. Dormers can be unacceptable additions in a Conservation Area and particularly in locations such as Osney where there is a distinctive roofscape and the relatively modest size of dwellings means that larger dormers can dominate and obliterate the appearance of properties. The proposed dormer in this case would be relatively small on the rear roofslope and the proportions of the window mean that it would tie in effectively with the first floor glazing. It is also noted that there are some larger dormers found elsewhere in the vicinity which mean that these kind of additions are not entirely alien to the area. Officers consider that the materials that are proposed, which would be timber for the window inserted in the dormer and lead for the sides of the dormer mean that the external appearance of this element would be sympathetic to the traditional palette of materials used elsewhere in Osney. The proposed rear rooflight has been reduced in size following amendments sought by officers and would appear as a relatively modest addition to the rear roofslope.
- 10.4. The proposed fenestration would represent an improvement to the overall appearance of the house compared with the existing use of UPVC windows. With the exception of an aluminium patio door it is proposed to use timber sash windows that are the most appropriate window type in the Osney Conservation Area. As the proposed development includes the replacement of UPVC windows with timber sash windows at the front elevation and this element would be the most visible aspect of the development in the public realm it is argued that the changes to fenestration would represent an improvement to the appearance of the Conservation Area that is supported in the context of Policy HE7 of the Oxford Local Plan 2001-2016 and Paragraph 131 of the NPPF.
- 10.5. On the basis of the above, having had regard to the overall visibility of the site and the high quality of design that is proposed combined with the use of high quality materials and the removal of less suitable aspects of the existing property it is considered that the proposed development would not lead to substantial or less than substantial harm to the character, appearance and special significance of the Osney Town Conservation Area. In reaching this view, officers have placed great weight on the importance of the Osney Town Conservation Area as a designated heritage asset and have also considered how the proposed development would make some positive contributions in terms of enhancing and preserving the Conservation Area. The development represents high quality design that respects the character and context of the area. Officers therefore recommend that the development meets the requirements of Policies CP1, CP8 and HE7 of the Oxford Local Plan 2001-2016, Policy CS18 of the Core Strategy 2001-2016 and Paragraphs 131-134 of the NPPF.
- 10.6. Special attention has been paid to the statutory test of preserving the character and appearance of the Conservation Area under section 72 respectively of the Planning (Listed Building and Conservation Areas) Act 1990, which it is accepted is a higher duty. It has been concluded that the development would preserve the character and appearance of the Conservation Area, and so the proposal accords with section 72 of the Act.

10.7. Officers have recommended specific condition relating to the requirement for detailed design of the timber sash windows proposed and specifications of the materials that are proposed for the external construction of the proposed development. The wording of the conditions is set out in Section 12 of this report.

ii. Impact on Neighbouring Amenity

10.8. The proposed rear extension would not impact upon No. 39 West Street as it would adjoin existing first floor and single storey elements of that property and extend the same distance into the rear garden. As a result, there would no impact in terms of loss of light or privacy for the property.

10.9. In terms of the impact of the proposed development on No. 37 West Street, the proposals have been carefully considered in terms of the impact on light. The first floor element would be a very modest addition to the rear of the property and would comply with the 45/25 degree code set out in Policy HP14 of the Sites and Housing Plan and would therefore be acceptable in terms of the impact on No. 37 West Street. The relationship between the two properties at ground floor level is more complicated as both properties currently have single storey elements with plastic lean-to store areas along the boundary (these elements are only approximately 0.8m wide each side of the boundary). At the original rear wall of No. 37 West Street there is a window underneath the existing store that serves a kitchen and this is the main light source for the kitchen. Along the boundary that separates No. 37 and No. 38 West Street there is a low wall with glazing on top of approximately 2m in height. This glazing is not entirely clear but is translucent and therefore some light does pass through it. Effectively the kitchen of No. 37 West Street receives some light through the store at the rear of No. 37 West Street and through the glazed partition separating 37 and 38 West Street (and therefore also through the overlying roof of the store at 38 West Street). It should be noted that No. 37 West Street lies to the north of No. 38 West Street and so there is a potential impact on light that would result from this development. However, officers are mindful that the aforementioned relationship between the properties is unusual and there would be no restriction in planning terms for the owners of No. 38 to remove the existing glazed element separating 37 and 38 West Street or reclad the glazed element in an opaque material. This work could be carried out as permitted development. The impact of that work would remove any borrowed light in the kitchen of 37 West Street from the application property. With this in mind, officers consider that the proposed development would not have a materially worse impact on light than a replacement (and arguably more conventional) boundary treatment that could be erected as permitted development. This significant fallback position means that there are not grounds to refuse the development because of the impact on the kitchen window at No. 37 West Street. The proposed extension would have a sloping roof that would slope upwards from the boundary with No. 37 West Street and therefore minimise the impact of the proposed development on both the glazed store element at No. 37 West Street and the aforementioned kitchen window. The overall height of the proposed development on the boundary would not be significantly higher than a boundary treatment that could be erected as permitted

development and the proposed use of glazing along the boundary may also enable some light to pass through this part of the proposed extension. There are no other windows at No. 37 West Street that would be affected by the proposed development. Therefore the development meets the requirements of Policy HP14 of the Sites and Housing Plan in terms of the impact on light for that property.

- 10.10. The proposed development would give rise to a higher extension along the boundary with No. 37 West Street. However, having had regard to the existing context of the glazed store which is very contained it is considered that the proposed development would not give rise to an unacceptable impact in terms of an overbearing development.
- 10.11. The proposed development would not include any upper floor side facing windows that would give rise to a harmful impact on neighbouring privacy. Concerns have been expressed from the adjoining neighbour about the potential for the glazing along the single storey element to provide a view from their property into the proposed kitchen/dining area of the application property. Officers do not consider that this would be a grounds for refusal; it is not uncommon for upper floor rear-facing windows in a terrace of narrow houses to provide views into private rear gardens or down onto (and into) single storey elements of neighbouring properties. The proposed glazed element replaces an existing glazed element at No. 38 West Street and therefore the development is not materially different in terms of the relationship between the two properties that currently exists although it is acknowledged that the proposed kitchen and dining space would be more actively used than the store. In terms of the privacy it is considered that the proposed development would comply with the requirements of Policy HP14 of the Sites and Housing Plan (2013).
- 10.12. Further to the above, there have also been concerns raised about the light pollution impact of rooflights. Lighting from upper floor or rooflights and dormers are not uncommon in the area and therefore the type of impact that would result from this development would not be harmful or grounds for refusing planning permission.

iii. Flooding and Surface Water Drainage

- 10.13. Parts of the application site lie in Flood Zone 3b. This is an area of high flood risk where most forms of development would not be appropriate. However, in this case the proposed development would take place on land that is already developed and covered by buildings. The proposed development would not have a materially greater footprint than the existing development on the site. As a result, the proposals meet the requirements of Policy CS11 of the Core Strategy (2011). An informative has been recommended to include flood mitigation measures where possible.

iv. Other

- 10.14. Concerns were expressed by a local resident about the accuracy of the plans. The plans have been checked by officers and a site visit has been carried out.

11. CONCLUSION

- 11.1. The proposed development is acceptable in planning terms and in terms of its design and impact on the character, appearance and special significance of the Conservation Area. The proposed development would not lead to harm or significant harm to a designated heritage asset and therefore meets the requirements of Paragraph 131 of the NPPF. The proposed development has been modified in order that it has an acceptable impact on neighbouring amenity, specifically in terms of impact on light. The development meets the requirements of the Council's adopted policies in terms of neighbour impact and complies with Policy HP14 of the Sites and Housing Plan. In terms of the impact of the development on flooding and surface water drainage it would not have a worse impact than the existing development on the site and therefore complies with the requirements of Policy CS11 of the Core Strategy (2011).
- 11.2. It is recommended that the Committee resolve to grant planning permission for the development proposed subject to conditions.

12. CONDITIONS

- 1 The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

- 2 The development permitted shall be constructed in complete accordance with the specifications in the application and approved plans listed below, unless otherwise agreed in writing by the local planning authority.

Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings in accordance with policy CP1 of the Oxford Local Plan 2001-2016.

- 3 Prior to the commencement of the approved development, details of the materials to be used in the external construction of the approved development shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the type of bricks and slates to be used in the construction of the approved extension and where the Local Planning Authority require that samples be submitted then these shall also be provided. Only the approved materials shall be used unless agreed otherwise in writing by the Local Planning Authority.

Reason: To ensure that the development is visually satisfactory as required by Policies CP1 and HE7 of the Oxford Local Plan 2001-2016.

- 4 Prior to the commencement of the approved development, details of the proposed timber sash windows to be used shall be submitted and approved in writing by the Local Planning Authority. The details provided will include large scale sections of the proposed windows and details of the material to be used and external finish. Only the approved window types shall be used.

Reason: To ensure that the development is visually satisfactory as required by Policies CP1 and HE7 of the Oxford Local Plan 2001-2016.

13. APPENDICES

Appendix 1 – Site Location Plan

14. HUMAN RIGHTS ACT 1998

- 14.1. Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to approve this application. They consider that the interference with the human rights of the applicant under Article 8/Article 1 of Protocol 1 is justifiable and proportionate for the protection of the rights and freedom of others or the control of his/her property in this way is in accordance with the general interest.

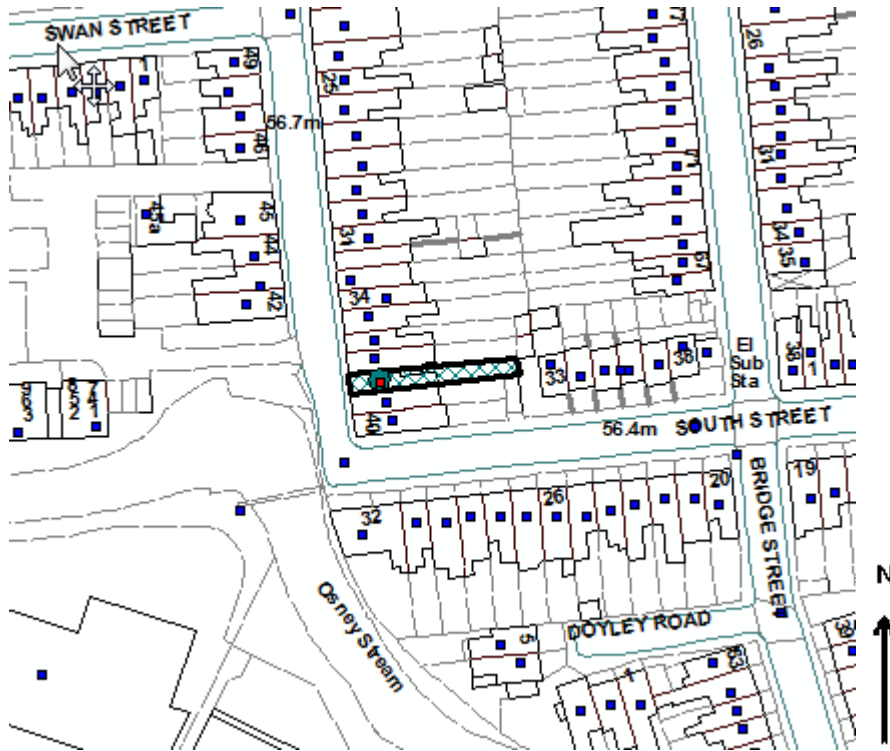
15. SECTION 17 OF THE CRIME AND DISORDER ACT 1998

- 15.1. Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community.

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Appendix 1

17/03427/FUL – 38 West Street



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Ordnance Survey 100019348

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Minutes of a meeting of the WEST AREA PLANNING COMMITTEE on Tuesday 10 April 2018

www.oxford.gov.uk



Committee members:

Councillor Upton (Chair)	Councillor Cook (Vice-Chair)
Councillor Azad	Councillor Fooks
Councillor Hollingsworth	Councillor Iley-Williamson
Councillor Price	Councillor Wade

Officers:

Adrian Arnold, Development Management Service Manager
Robert Fowler, Planning Team Leader
Gill Butter, Conservation and Urban Design Officer
Tobias Fett, Planning Officer
Sally Fleming, Lawyer
Catherine Phythian, Committee Services Officer

Apologies:

Councillor Lygo sent apologies.

85. Declarations of interest

17/03330/FUL and 17/03332/FUL

Councillor Cook, as a Council appointed trustee for Oxford Preservation Trust stated that he had taken no part in any discussions or decision making by those organisations that may have taken place regarding these applications.

Councillor Upton, as a Council appointed trustee for Oxford Preservation Trust stated that she had taken no part in any discussions or decision making by those organisations that may have taken place regarding these applications.

17/02229/FUL

Councillor Upton, as a signature to the call-in of the application stated that she retained an open mind about the proposal.

86. 17/03330/FUL: 2 Savile Road, Oxford, OX1 3UA (New College)

The Committee considered an application (17/03330/FUL) for planning permission for the proposed demolition of Warham House, New College School hall and partial demolition of Savile House rear extension; the erection of three new buildings and reconstruction of Savile House rear extension to provide C2 residential college including Music Hall, assembly, academic and study space, Porter's Lodge and associated accommodation, and replacement D1 facilities for New College School including dining hall, assembly space and class rooms.

The Planning Officer presented the report and made the following updates:

- Sport England had raised no objection
- Additional conditions relating to archaeology would need to be included if the application were to be approved

Debbie Dance (Oxford Preservation Trust) and Allan Dodd (Mansfield College) spoke against the application.

David Palfreyman (New College), David Kohn (David Kohn architects), Chris Pattison (Turnberry Planning) spoke in favour of the application.

The Committee asked questions of the officers and public speakers about the details of the application. In discussion they welcomed the overall scheme for its innovative architectural approach but expressed concerns about the proposed tower.

It was suggested that the application should be deferred to allow planning officers and the applicant to explore possible amendments to the application plans which would address the concerns about the tower. This was formally proposed, seconded and on being put to the vote, agreed by a majority of the Committee.

The West Area Planning Committee resolved to defer this application (17/03330/FUL) to a future meeting to allow planning officers and the applicant to explore possible amendments to the application plans which would address the concerns about the tower.

Councillor Iley-Williamson arrived during this item and consequently took no part in its determination.

87. 17/03332/FUL: New College Sports Ground, St Cross Road

The West Area Planning Committee resolved to defer this application to a future meeting as it is linked to the major development under 17/03330/FUL.

88. 17/03040/FUL: 53 Sunderland Avenue, Oxford, OX2 8DT

The Committee considered an application (17/03040/FUL) for planning permission for the demolition of existing dwelling house, parking and garage; the erection of a replacement building comprising 6 flats (2x3 bedrooms, 2x2 bedrooms and 2x1 bedroom), car parking and landscaping.

The Planning Officer presented the report.

The Committee discussion concentrated on the viability of the scheme and the details of the proposed s106 agreement to secure a financial contribution for off-site affordable housing from any potential uplift from the currently assumed sales values. The Committee noted that the proposed arrangements for the s106 agreement would be subject to a robust methodology and that this approach had been used by other local authorities. The planning officers confirmed that the trigger for any potential uplift would

be based on the profit margin and that this would be independently assessed when the development was substantially complete (i.e. at the point at which the units could be marketed for sale or rent).

In reaching its decision, the Committee considered all the information put before it.

On being put to the vote a majority of the Committee agreed with the officer recommendation.

The West Area Planning Committee resolved to:

a) approve the application (17/03040/FUL) for the reasons given in the report and subject to the 14 required planning conditions set out in section 12 of the officer's report and grant planning permission subject to:

The satisfactory completion of a legal agreement under s.106 of the Town and Country Planning Act 1990 and other enabling powers to secure the planning obligations set out in the recommended heads of terms which were set out in the report; and

b) agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:

1. Finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary;
2. Finalise the recommended legal agreement under section 106 of the Town and Country Planning Act 1990 and other enabling powers as set out in this report, including refining, adding to, amending and/or deleting the obligations detailed in the heads of terms set out in this report (including to dovetail with and where appropriate, reinforce the final conditions and informatives to be attached to the planning permission) as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary; and
3. Complete the section 106 legal agreement referred to above and issue the planning permission.

89. 17/02229/FUL: 12 Crick Road, Oxford, OX2 6QL

The Committee considered an application (17/02229/FUL) for planning permission for the part demolition and reconstruction of the western part of the house with alterations to the front elevation, the front eaves and the west facing gable, including revised fenestration, replacement of the secondary doorway with a window: with formation of a new access and lightwell to an extended and deepened basement level, with single, two and three storey extensions above to the rear; reconstruction of the single storey side extension with an increased height; landscaping and changes to the front boundary including installation of wall, gates and railings; bin and Cycle stores.

The application had been called in by Cllrs Upton, Pressel, Fry and Clarkson because of concerns over the effect on the special character and setting of the North Oxford Victorian Suburb Conservation Area.

The Planning Officer presented the report and referred the Committee to an error in the report on pages 108 and 109: references to 10 Crick Road should refer to 13 Crick Road.

The Planning Officer informed the Committee that Historic England had considered an application to make 12 Crick Road a listed building; this had been refused on the basis that the building does not warrant listing as despite designed by an important local architect it was not the best example of his work.

Dr Nicholas Davies and Dr David Coleman spoke against the application on behalf of the Norham Manor Residents' Association (NMRA).

Kieran Roberts and Nicholas Worledge spoke in favour of the application.

The Committee asked questions of the officers and public speakers about the details of the application. The Committee discussion included, but was not limited to, the following points:

- concerns about the impact of the proposed development on the character of the North Oxford Victorian Suburb Conservation Area particularly in respect of the views between properties and the degree of overbearing on neighbouring properties
- If the application were to be approved then a further condition should be added to provide for a Level 2 recording of the property (photographic record and summary)
- If the application were to be approved Conditions 9, 10 and 11 should be revised to include trees adjacent to the site and in neighbouring gardens

In reaching its decision, the Committee considered all the information put before it. On balance a majority of the Committee felt that the proposed development would give rise to a harmful impact on the character, appearance and special significance of the North Oxford Victorian Suburb Conservation Area which was not outweighed by any public benefit.

A proposal to approve the application in accordance with the officer recommendation was moved but not seconded.

A proposal to refuse the application was moved and seconded. On being put to the vote, a majority of the Committee resolved to **refuse** planning permission for application (17/02229/FUL).

The West Area Planning Committee resolved to refuse the application (17/02229/FUL) for the following reasons:

1. Design & Heritage

The proposed development would fail to be considered acceptable in design terms by virtue of its reduction of gaps enabling views between the buildings brought about by the scale and massing of the extensions, having had regard to the character of the existing dwelling and its impact on the North Oxford Victorian

Suburb Conservation Area as it would constitute a moderate level of less-than-substantial harm, which would not be outweighed by public benefit. The proposal would therefore represent unacceptable development that would harm the character, appearance and special significance of the conservation area and fail to meet the objectives of policies CP1, CP6, CP8, CP10 and HE7 of the Oxford Local Plan 2001-2016; and Policy CS18 of the Oxford Core Strategy 2026; and Policy HP9 of the Sites and Housing Plan (2013) and Chapter 12 of the NPPF

2. Neighbour Impact

It is considered that the proposal will have an unacceptable impact on neighbouring amenity as it will create an overbearing and incongruous appearance, especially on 13 Crick Road. The proposal therefore does not comply with Policies CP1, CP6, CP8, and CP10 of the Oxford Local Plan 2001-2016; and Policy CS18 of the Oxford Core Strategy 2026; and Policies HP9 and HP14 of the Sites and Housing Plan (2013).

90. 18/00322/CT3: Oxford City Council Parks Depot, Cutteslowe Park, Harbord Road, Oxford, OX2 8ES

The Committee considered an application (18/00322/CT3) for planning permission for the refurbishment of existing offices to create new kitchen/staff room and disabled WC; the formation of new office in existing storage area; insertion of 1no. window to north elevation, alterations to existing disabled access to west elevation and re-cladding of external walls and installation of external insulation.

The Planning Officer presented the report.

In reaching its decision, the Committee considered all the information put before it.

On being put to the vote a majority of the Committee agreed with the officer recommendation.

The West Area Planning Committee resolved to:

- a) approve the application (18/00322/CT3) for the reasons given in the report and subject to the 3 required planning conditions set out in section 12 of the officer's report and grant planning permission; and**
- b) agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:**
finalise the recommended conditions as set out in the report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.

91. Minutes

The Committee resolved to approve the minutes of the meeting held on 13 March 2018 as a true and accurate record.

92. Forthcoming applications

The Committee noted the list of forthcoming applications.

93. Dates of future meetings

The Committee noted the dates of future meetings.

0. Chair's remarks

The Chair closed the meeting by noting that Councillors Price, Fooks and Wade would be standing down at the forthcoming elections. The Committee thanked them for their commitment and contribution to the work of the West Area Planning Committee. In response the Councillors expressed their gratitude to the planning officers, legal advisers and committee clerks who had supported them as members of the Committee. In particular they commended the planning officers for the quality of the reports.

The meeting started at 6.00 pm and ended at 8.45 pm

Chair

Date: Monday 21 May 2018