

WEST AREA PLANNING COMMITTEE

8th April 2014

Application Numbers: 14/00392/FUL & 14/00393/LBC

Decision Due by: 20th May 2014

Proposal: FUL: Erection of new building incorporating lecture theatre, studio, two common rooms, bar, servery etc. Removal of part of wall to form new courtyard, extension to lake, landscaping works plus relocation of tennis courts and storage sheds.

LBC: Demolition of 6.7m of curtilage listed wall and alterations to other sections of existing wall.

Site Address: Worcester College, Worcester Street – Appendix 1

Ward: Jericho and Osney

Agent: Mrs Joanne Halton

Applicant: The Provost, Fellows And Scholars Of Worcester College

Recommendation:

APPLICATIONS BE APPROVED

14/00392/FUL

Reasons for Approval:

- 1 The City Council has given considerable weight and importance to the desirability of preserving or enhancing designated heritage assets and their settings, including the listed buildings, registered historic garden and conservation areas. It considers that any harm that would result from the proposed development and works to the listed building is justified by the public benefits that would result and that the proposal is considered to comply with adopted policies contained within the adopted Oxford Local Plan, the adopted Oxford Core Strategy, the adopted Sites and Housing Plan and National Planning policy and guidance.
- 2 As a result of recent re-designation of the site to a lower flood risk and the incorporation of a fully engineered flood risk design solution, the proposals will not give rise to an increase in flood risk locally or elsewhere and the building should not be unduly vulnerable in itself. Furthermore, no material harm to the

use of existing nearby properties should result. Consequently, the proposals are considered to accord with all relevant policies of the development plan.

- 3 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

Conditions

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Material samples
- 4 Flood mitigation measures
- 5 Buffer zone around lake
- 6 Method statement for removal of trees
- 7 Archaeology - evaluation
- 8 Biodiversity enhancements
- 9 Construction traffic management plan
- 10 Replacement tennis court
- 11 Details of re-located buildings required
- 12 Noise and emission mitigation scheme
- 13 Hardsurfacing to be SuDS compliant
- 13 Lighting plan
- 14 Tree protection plan required
- 15 Arboricultural method statement
- 16 Landscape plan required
- 17 Landscaping to be completed prior to end of first planting season
- 18 Details of underground services avoiding tree roots
- 19 Site arrangements plan

14/00393/LBC

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Conditions

- 1 Commencement of works LB/CAC consent

- 2 LB consent - works as approved only
- 3 7 days' notice to LPA
- 4 LB notice of completion
- 5 Sample panel of stonework
- 6 Rebuilt wall incorporate
- 7 Photo survey

Principal Planning Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals
CP6 - Efficient Use of Land & Density
CP8 - Design Development to Relate to its Context
CP9 - Creating Successful New Places
CP10 - Siting Development to Meet Functional Needs
CP11 - Landscape Design
CP19 – Nuisance
HE2 - Archaeology
HE3- Listed Buildings and Their Setting
HE7 - Conservation Areas
NE15 - Loss of Trees and Hedgerows
NE16 - Protected Trees
NE21 - Species Protection
HE8 - Important Parks & Gardens
SR2 - Protection of Open Air Sports Facilities
TR4 - Cycle Parking

Core Strategy

CS18_ - Urban design, town character, historic environment
CS29_ - The universities
CS12_ - Biodiversity
CS11_ - Flooding
CS9_ - Energy and natural resources
CS25_ - Student accommodation

Public Consultation

Statutory Consultees:

- Environment Agency
 No objection subject to conditions requiring the development to proceed in accordance with the specifications set out in the submitted flood risk assessment as well as a requirement for details of an 8m buffer zone around the extended lake.
- English Heritage
 No objection. The building design is elegant and delicately treated, appropriate to its garden context and similar in scale and approach to the adjacent Sainsbury

Building. The proposal to extend one arm of the lake up to the new building cements this resemblance. The Cricket Ground has begun to appear more formal with buildings visible around its periphery and efforts should be made to return to its more historic informal character as part of on-going site development plans.

- Thames Valley Police

The applicant should strive to meet the principles of Secure by Design.

Third Parties:

One representation has been received from the Oxford Synagogue at 21 Richmond Road. They state the following:

- The proposed plant room is located close to the main prayer room and protection of this sensitive prayer space is important. Any significant noise spill or intrusion from the operation of the proposed plant room would be unacceptable. There seems to be potential to re-plan the plant room to obviate the need for a vent in the currently proposed location adjacent to the Synagogue.
- It was agreed during pre-application discussions that the College would include a bridge link for fire escape purposes from the Synagogue. This bridge is shown to be proposed. It is hoped that a condition could be imposed requiring its provision.
- During pre-application discussions Worcester College assured the Synagogue that foul sewerage would be taken to the south of the proposed building and that Sustainable Drainage System (SuDS) compliant surface water drainage system would be incorporated. Subject to this being the case, no objection is raised to this.

Prior to the submission of the application, consultation was carried out by the applicant with local stakeholders during two separate meetings held at the College. Local residents groups, neighbours, local amenity and heritage societies, councillors, officers and representatives from English Heritage were all invited and their comments documented in the submitted Statement of Community Involvement. In addition, the applicant has engaged in substantial pre-application discussions with officers dating back to the summer of 2013.

Relevant Site History:

12/01809/FUL - Erection of new lecture theatre and College kitchen. **Withdrawn 29th April 2013.**

12/01810/LBD - Alterations and extensions involving demolition to hall, including new lift, stairs, 2 storey block to Pump Quad. Alterations involving demolitions to Nuffield and Buttery Building and to kitchen/bedroom block. **Withdrawn 29th April 2013.**

13/01424/FUL - Demolition of existing store building and extension to Nuffield building. **Erection of single storey extension. Permitted 23rd August 2013.**

13/01425/LBD - Erection of building between Nuffield building and kitchen, to provide kitchen ancillary uses and plant room. Various demolitions including changing/store building, stores/extension to Nuffield building, fire escape, steps, platform, windows

to form new openings, walls to kitchen; walls, floor, ceiling and finishes. Various alterations including infilling of window at Nuffield building. Removal and replacement of kitchen equipment and ventilation. Construction of reinforced concrete wall on college side to boundary wall at Worcester Street. **Permitted 23rd August 2013.**

Officers' Assessment:

Application Site and Locality

1. The application site lies within the Worcester College grounds, which is located near to the city centre with its main entrance at the western end of Beaumont Street. The application site predominantly comprises land currently occupied by a tennis court adjacent to existing more modern student accommodation buildings which abut the boundary of the College grounds with Worcester Place.

2. The grounds of Worcester College feature a number of notable historic buildings as well as more modern buildings which together are all located along the northern and eastern boundaries of the grounds set within a Grade II* registered park and garden that is separated into three main constituent sections by a serpentine shaped lake in the centre of the grounds. The Nuffield Lawn and Provost's Garden lie to the east of the lake and these are retained as natural picturesque gardens in keeping with its historic character. The larger part of the garden lies to the north-west of the lake and now features the College cricket grounds, associated cricket nets, pavilion and storage huts as well as tennis courts so that it is now appears more as tree lined sports pitches with less of a parkland character. The application site is to the north-eastern corner of this part of the garden.

3. The main building of Worcester College dates back, in part, to the 14th Century but the majority of it constructed in the 17 and 18th centuries along with 19th century additions. Given its very significant architectural and historical merit it is Grade I listed. The surrounding Grade II* garden is particularly important in contributing to the setting of the main College building. A Grade II listed building lies to the south of the main block and there is also a Grade II listed gateway abutting the southern boundary of the grounds with the canal.

4. A Grade II listed wall delineates the boundary of some of the grounds with Worcester Street. The Nuffield Building was added in the 1930s to the south east of the grounds and is, whilst unlisted, of merit and contributes positively to the character of Worcester Street and the Central Conservation Area. Later buildings were added in to the south of the College grounds (Casson and Wolfson Buildings) during the 1960s and 1970s. Newer development within the College grounds has predominantly been focused to the north-east of the site to the rear of properties on Worcester Place and Richmond Road including the Sainsbury, Earle and Linbury buildings. The whole of the grounds are located within the designated Central Conservation Area but, contiguous to the north, lies the Jericho Conservation Area.

Description of Proposals

5. There are two applications, an application for planning permission and an application for listed building consent. Planning permission is sought for the erection of a building comprising a new 160 seat lecture theatre as well as seminar, bar and

studio rooms. The building would be a raised single storey development with the College lake being extended so it abuts up to the new building. The new building is proposed partly on the site of an existing tennis court which is then proposed to be re-located to the south of the grounds adjacent to other existing lawn tennis courts. Other landscaping works are proposed to take place along the lake edge and a corner of the garden is proposed to be used for re-located garden storage buildings displaced by the new development.

6. To allow pedestrian access to the new building listed building consent is sought for the demolition of part of an existing curtilage structure (a boundary wall) that currently runs between the Earle building and the tennis court/gardens. It is also proposed to infill an existing gap in the wall that is used for informal access to the garden from the existing student accommodation buildings.

7. Officers consider the principal determining issues in this case to be:

- Principle;
- Design, Appearance and Impacts on Heritage Assets;
- Flood Risk;
- Sports Facilities;
- Trees and Landscaping;
- Ecology;
- Effect on Nearby Properties; and
- Traffic Impacts.

Principle

8. Policy CS29 of the Core Strategy states that planning permission will be granted for new academic floorspace on existing University of Oxford sites. This includes its individual colleges. An increased density of development on existing sites where it respects the special character and setting of Oxford's historic core is therefore supported as a means of sustainably developing Oxford's key employment sectors. Such an approach is also supported by policy CS27 of the Core Strategy.

9. Policy CS25 of the Core Strategy states, inter alia, that planning permission will only be granted for additional academic/administrative accommodation for the University of Oxford (including colleges) where it is demonstrated that the number of full-time students at that University will not exceed 3000 living outside university provided accommodation. Whilst figures currently show that the number of students living outside University provided accommodation is close to the 3000 policy threshold, the lecture theatre proposed is intended to cater for existing students at Worcester College and officers are satisfied that it will not lead to any material increase in students attending the University. Consequently, officers find that, in principle, the proposals are acceptable subject to compliance with other relevant planning policy requirements.

10. In relation to the management of the historic environment the relevant legislative provisions are set out in the Planning (Listed Buildings and Conservation areas) Act 1990. Sections 16, 66 and 72 are relevant requiring local authorities to have special regard to the desirability to preserve and enhance listed buildings, conservation areas and their settings. A key message in the NPPF is that the historic environment is a finite and irreplaceable resource and the conservation of heritage assets should

be a high priority. Development that causes harm to a heritage asset or its setting should be avoided unless there is a public benefit to outweigh that harm. The NPPF encourages local planning authorities to look for opportunities to better reveal or enhance heritage assets and their settings and states that proposals that do make a positive contribution should be treated favourably.

11. The proposals have been subject to extensive pre-application discussions with officers and others. The site was one of a number of options considered within the college grounds to provide this new facility and officers' advice was that this site provided opportunities to enhance the special interest of the designated heritage assets and to provide a focus and sense of place for the existing (modern) student accommodation and facilities in this part of the college.

Design and Appearance

12. Policies CP1 and CP8 of the Local Plan require new development proposals to enhance and reinforce local character by responding successfully to the scale, form, layout, appearance and design detailing of surrounding development. Policy CP8 of the Local Plan makes it clear that this does not necessarily mean replicating existing development providing that which is proposed respects important existing features of local distinctiveness. Policy HE7 of the Local Plan further adds that the special character and appearance of the conservation area should be preserved with policy HE3 stating that planning permission will only be granted for development that respects the character of the surrounding of listed building and have due regard for their setting. Furthermore, policy HE8 of the Local Plan states that planning permission will not be granted for any development that will adversely affect the visual, historical or horticultural character of an historic park or garden or its setting.

13. The building is a raised single storey structure. The design approach proposes a modern pavilion, intended to complement the setting adjacent to the cricket pitch. It includes steps up to a raised platform where it faces the garden to allow slightly elevated views over the area. The pavilion-like structure then steps up to a contemporary amphitheatre with clerestory windows set within a series of stone fins that allow natural light in to the body of the building. The pavilion is proposed to be covered with a sedum roof to allow it to read as more of a natural progression of the garden as well as to provide ecological interest. The external walls of the building are all proposed to be constructed using natural dressed limestone taking reference from the existing historic buildings on the site.

14. The building is predominantly single storey scale, with the 'amphitheatre' punctuating the roof scape, to ensure it has an appropriate relationship to its wider setting and including its visibility in longer views from other parts of the registered garden as well as the Grade I listed main blocks. The quadrant plan form of the lecture theatre and the placement of the fins create a fan-like shape. The plan form and the tall fins seek to shape the building and create interest to the elevations in response to its setting within a historic landscape. The whole has a permeable appearance that helps this integrate with the surrounding verdant landscape. Indeed its height is such that it will not be materially visible from outside the site including from either the wider Central or Jericho Conservation Areas.

15. Officers support the design approach to create a building with the form of a contemporary pavilion and using high quality materials to create an interesting but appropriate addition to the College grounds that should complement rather than detract from the setting and views of surrounding listed buildings and registered garden. Change is a part of the history and interest of the site and as highlighted in the NPPF there will be opportunities for further changes to add to the history and interest of a place, if issues of context, siting and design are properly considered. Any harm that might result from this development, when assessed against the wider sustainably benefits of providing additional teaching accommodation in an important economic sector for the City on an existing city centre site, is considered to be justified. Consequently officers are satisfied that the proposals accord with the requirements of policies CP1, CP6, CP8, HE3 and HE7 of the Local Plan as well as policy CS18 of the Core Strategy and the NPPF, which seek high quality design in appropriate locations.

16. A curtilage listed wall is situated between the tennis court and the Earl Building and forms a boundary between this existing building and the wider landscape. It is constructed of uncoursed stone. It is mostly straight in plan but bends towards the east where it straightens out again and abuts modern walls. Historic maps show it dates back to the 19th century. The condition of this wall is variable as it has suffered from being re-pointed in places with cement-rich pointing and has a large gap where a pedestrian access has been introduced. The proposals include infilling of the gap. The removal of the eastern section of the wall is to enable the proposed lake extension and pedestrian access around it. The loss of this part of the wall is not considered to materially harm the significance of the wall as a whole and the infilling of the existing gap. The creation of the lake extension and new pedestrian routes would, in officers' opinion, add interest to the significance of the heritage assets.

Flood Risk

17. Policy CS11 of the Core Strategy states that the suitability of development proposed in flood zones other than the functional floodplain will be assessed against Government guidance. It further states that development will not be permitted where it will lead to increased flood risk elsewhere or where the occupants will not be safe from flooding.

18. The proposed building will be located within an area that the Environment Agency has designated as flood zone 2. This has a risk of fluvial flooding between 1 in 100 years and 1 in 1000 years. The NPPF defines educational facilities such as that proposed as being "more vulnerable" to flooding and seeks to ensure that attempts are made to try to site such development in areas of lowest available flood risk (i.e. flood zone 1). The NPPF requires the Council to conduct a sequential test to appraise whether other suitable sites are available that are at lower risk of flooding.

19. However, having worked closely with the College it is clear to officers that the site proposed is the most appropriate location in terms of its impact on the historic environment, particularly the Grade II* garden as well as important views from Worcester Street of the Grade I listed main building as well as views through to a champion Catalpa tree located between the Nuffield Building and main block. Consequently, whilst other parts of the College grounds are at lower risk of flooding, officers are satisfied that the development proposed cannot be located elsewhere on

the College grounds without causing unnecessary and undue harm to highly valuable heritage assets such that the sequential test has been passed.

20. It is also necessary for new buildings, particularly those in flood zones 2 and 3, to be designed and engineered in such a way that they are safe for their use and so that they do not increase the risk of flooding locally or elsewhere. In this case the building has been designed to have floor levels above the highest point of modelled flooding (taking into account climate change) over the next 100 years. This will allow safe passage out to the east of the College grounds which it is in a lower flood risk zone. Furthermore, the building has been designed to be raised effectively on stilts to allow for a void beneath the building so that there is no loss of flood storage capacity with flood water entering a series of openings 1m wide in the event of substantial flood. In addition, all new hard-surfacing is proposed to be constructed to Sustainable Drainage System (SuDS) standards so that surface water run-off will not increase. The lake is also proposed to be extended so that it touches up to the new building which will also provide some additional flood water storage capacity.

21. For these reasons, officers are satisfied that the proposals will not increase the risk of flooding and that the development is appropriately designed and sited. This conclusion is supported by the Environment Agency subject to two conditions relating to the construction and maintenance of the building as well as details of a buffer zone around the lake. These conditions have been recommended by officers to be imposed on any planning permission.

Sports Facilities

22. Policy SR2 of the Local Plan states that planning permission will not be granted where development results in the loss of open-air sports facilities where there is a need for the facility to be retained in its current location. The proposals involve development on an existing hard surfaced tennis court. However, a replacement tennis court is proposed to be provided in the north-west of the College grounds adjacent to other grass tennis courts to compensate for the loss. The replacement court will not result in the loss of any area of significance within the Grade II* garden and, to ensure there is not a temporary loss of sports facilities, a condition is recommended to be imposed requiring it to be provided prior to the commencement of work on the new building. Consequently, officers find the proposals to accord with the requirements of policy SR2 of the Local Plan and, accordingly, raise no objection to the proposals in this respect.

Trees and Landscape Impacts

23. In determining planning applications the Council has a statutory duty to take into account, as a material consideration, implications for existing trees, and/or new planting opportunities. This duty is enshrined within Oxford Local Plan Policies CP1, CP11, NE15 and NE16. In reference to the sustainability test of the NPPF, any significant adverse arboricultural impacts associated with a proposal would need to be balanced against, and outweighed by, other relevant policies and wider social benefits in order to be justified.

24. There are no Tree Preservation Orders applying to the site however the location is within the Central Conservation Area. The grounds of the college are designated as Grade II* on the list for Registered Parks and Gardens. The setting of a listed park

and garden or building is often an essential part of their character, for example when a landscaped parkland, garden or grounds have been laid out to complement the design or function of a building.

25. The main College gardens were laid out in the early 19th century as picturesque pleasure grounds consisting of three formal sections of open lawn each area with its own perimeter path, all connected by the central landscaped lake. The views from the paths and cricket ground across the garden and lake towards the Provost's Lodgings within the Grade I listed main building are particularly important and are the most relevant to the potential implications of the proposed scheme.

26. The site is in the north east corner of the College grounds in close proximity to a dense boundary fringe of mixed deciduous and evergreen trees and shrubs. This boundary vegetation performs a vital function by providing a green backcloth to the northern boundary of the historic park, and separating and enclosing it from the Jericho Conservation Area to the north with its distinct urban and intimate character. The largest tree in the vicinity is a London Plane that is set forward from the boundary tree line and is a feature in its own right. To the south east of the tennis court a separate belt of vegetation frames the cricket ground and the park's path, and which also obscures the Sainsbury Building beyond. A tall early mature giant redwood tree stands at the northern end of the group and is prominent from views west down Worcester Place over the roof of the gate house. Functionality aside, the quality of the adjacent trees in the group bordering the lake is generally fairly moderate or poor, except for a false acacia.

27. A major facet of the proposals is an extension to the Worcester College Lake. This addition extends and terminates at the southern elevation of the 'Studio' element in the proposed building. The water feature's design successfully addresses the juxtaposition of the formal geometry of the adjacent Sainsbury Building and proposed building with the picturesque informality of the historic park by employing a soft curve-linear design for the western bank and a more formal and geometric, straight hard edge to the eastern bank. A narrow pedestrian bridge creates a route through from the Worcester Place entrance into the park. The layout of the main lake body is serpentine (informal) and the soft curved line of the eastern bank achieves a harmonious segue to the more formal extension.

28. The implications of the proposed design are that most of the existing trees in the group south east of the tennis court will be lost to the line of the lake extension including the redwood tree. This will open up a view between the cricket ground and the Sainsbury Building; proposed thinning out of dense shrubs further along the path which bounds the bank of the lake will restore views across to the Provost's Lodge (as represented in the historic engraving by Ince). The loss of the trees in the group will be adequately mitigated by indicative proposals for replacement tree planting involving selections that will enhance the picturesque characteristics of the historic 18th Century Park landscape. The high quality false acacia in the group can be retained as is proposed; this tree is an appropriate vernacular tree of the picturesque period and will help to 'anchor' the new landscape proposals. The loss of the Redwood is considered acceptable given that it will not significantly adversely affect public amenity or the special character of the registered garden. The isolated position of the tree within the landscape means that it is not a cohesive or unifying element to

the landscape, and does not relate to the existing or proposed architectural setting. It would be out of scale with adjacent proposed replacement planting. Redwood was introduced in the latter half of the 18th century and is arguably too late an introduction to be considered vernacular to the landscape aims to enhance the early 18th century picturesque landscape style of the historic park. The impact of its loss to external public views will be limited in extent to the one receptor of a long distance view from along Worcester Place.

29. Consequently, officers are satisfied that the proposals accord with the requirements of policies CP1, CP11, NE15, NE16 and HE8 of the Local Plan in that, subject to conditions, the development will not significantly adversely affect public amenity and will meet the statutory and planning policy aims to preserve the special historic character of the Grade II* listed garden. Conditions are recommended requiring detailed landscaping plans, tree protection measures, construction method statements and details of underground services to be submitted and agreed prior to commencement of development.

Ecology

30. Policy CS12 of the Core Strategy states that development will not be permitted where it results in a net loss of sites and species of ecological value. The submitted ecological report and associated surveys make it clear that no protected species will be likely to be affected by the proposals including tree removals subject to a number of measures being undertaken in accordance with the recommendations in the report. This includes:

- Vegetation clearance taking place outside the nesting bird period. If this is not possible a nesting bird check by a suitably qualified ecologist will be conducted before any vegetation clearance takes place. Works will not proceed if nesting birds are present;
- Details of a sensitive lighting scheme must be supplied prior to commencement of development to ensure it does not include excessive light spillage onto boundary trees that are likely to provide a corridor for bat movements as well as for foraging;
- Bat and bird roosting tubes must be provided in accordance with locations shown in the report. Bat tubes must be positioned on the South East aspect and bird tubes on the North West of the building.

31. A condition is recommended to be imposed requiring the biodiversity measures set out in the report to be carried out including the provision of bird and bats tubes. Officers are therefore satisfied that, subject to this condition, no harm will occur to species of ecological importance in accordance with the requirements of policy CS12 of the Core Strategy and policy NE22 of the Local Plan.

Effect on Nearby Properties

32. Policies CP1 and CP10 of the Local Plan require proposed development to adequately safeguard the use and amenity enjoyed by other surrounding properties. The proposed building is sited such that it is not directly adjacent to the rear garden of any existing dwelling. Furthermore, the building is not of any significant height and the roof form of the amphitheatre element is such that it slopes away from the site's northern boundary with properties on Richmond Road. It should also be noted that the building is sited at least 9m away from the boundary with the rear of properties on

Richmond Road. Consequently officers are firmly of the view that the building will not give rise to significant loss of outlook, light or privacy for occupiers or users of any nearby building including dwellings or the adjacent Synagogue. Given the distances involved, any properties on Worcester Place should not be physically affected by the proposals and sufficient distance exists to the existing Earl Building (which provides student accommodation) to prevent any significant loss of light or outlook for students residing in it. Given their very limited scale, nature and distance from site boundaries the re-location of the tennis court and garden storage huts should not have any impact, material or otherwise, on enjoyment of nearby properties.

33. The neighbouring Synagogue has made a representation on the application. Some concern has been raised about the proximity of the plant room to the boundary with the back of the building on Richmond Road and potential for noise disturbance. The Council's Environmental Health team has not raised concerns about the potential noise impacts of the development however, in order to be prudent, a condition is recommended to be imposed requiring details of a noise mitigation scheme to be agreed in writing prior to commencement of development and for it then to be carried out as agreed. Significant existing boundary vegetation, which will remain unchanged as part of the proposals, should also alleviate some noise impact as well as screen the majority of the visual presence of the building.

34. The Synagogue has also made reference to a bridge for a fire escape that the College has agreed to provide as part of the scheme. Whilst this is welcome, such provision is not required to make the scheme acceptable in planning terms and is not directly related to the impact of the development. Consequently, no condition should be imposed in this respect but the College is encouraged to provide it as agreed.

35. In conclusion, officers are therefore satisfied that the proposals will adequately safeguard neighbouring amenity in accordance with the requirements of policies CP1, CP10 and CP19 of the Local Plan.

Traffic Impacts

36. The development proposed is not anticipated to result in any additional car traffic once operational as it would predominantly be used by existing students and staff of the College. Occasional conferences could be held within the building however these would be expected to arrive by public transport as is the case with other facilities within the city centre.

37. There is the potential for construction traffic associated with the building works to park inappropriately on surrounding roads to the detriment of neighbouring living conditions. Consequently officers are recommending a condition requiring a construction traffic management plan to be submitted and agreed prior to the commencement of development. This should ensure that the proposals do not significantly adversely affect the use of surrounding roads in accordance with the requirements of policy CP1 of the Local Plan.

Conclusion:

The proposals are considered to preserve the special architectural and historical significance of surrounding designated heritage assets without resulting in any increased in flood risk or material harm to the amenity enjoyed by occupiers of

nearby buildings. The proposals will also not result in harm to local biodiversity and will also adequately mitigate the loss of existing trees within the registered garden. Consequently, subject to the conditions suggested at the beginning of this report, the proposals are considered to accord with all relevant development plan policies and officers therefore recommend that Members resolve to approve the applications.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching recommendations to grant planning permission and listed building consent, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposals on the need to reduce crime and disorder as part of the determination of these applications, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to approve, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

12/01809/FUL
12/01810/LBD
13/01424/FUL
13/01425/LBD
14/00392/FUL
14/00393/LBC

Contact Officers: Matthew Parry & Katharine Owen

Extensions: 2160 and 2148

Date: 30th March 2014

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