

West Area Planning Committee

12<sup>th</sup> November 2014

**Application** (i): 14/02399/FUL

**Numbers:** (ii):14/02396/LBD

**Decision Due by:** 4th November 2014

**Proposal:** (i) 14/02399/FUL - Erection of new study centre building on 2 and 3 level basement as an extension to existing library. Re-landscaping of Presidents Garden (amended plans).

(ii) 14/02396/LBD - Internal and external alterations associated with links to the proposed library and study centre in the Presidents Garden. Various alterations to the Old Library, Laudian Library and Paddy Room at east and south ranges of Canterbury Quad, including access (amended plans).

**Site Address:** St Johns College, St Giles, **Appendix 1**

**Ward:** Carfax Ward

**Agent:** Mr James Taylor

**Applicant:** Mr Andrew Parker

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## Recommendations:

(i): 14/02399/FUL: Committee is recommended to support the proposals

## Reasons for Approval:

1. The proposed development would seek to make an appropriate and efficient use of an already constrained college campus to meet an identified need and support the long term development of the academic function of St John's College.
2. The Council considers that the proposal, subject to the conditions imposed, would accord with the special character, setting, features of special architectural or historic interest of the listed buildings and gardens and the special character and appearance of the conservation area. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity.
3. The Council considers that the proposal accords with the policies of the

development plan as summarised below. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

### **Conditions**

1. Development begun within 3 years
2. Development in accordance with approved plans
3. Samples in Conservation Area
4. Ground re-surfacing – SUDS
5. Programme of archaeological work
6. Implementation of programme of archaeological work
7. Landscaping plan required
8. Landscape carry out after completion
9. Hard landscaping
10. Landscape underground services
11. Tree Protection Plan
12. Arboricultural Method statement
13. Nesting birds
14. Lighting scheme – ecology
15. Remove bower structure by hand
16. Bat boxes
17. Construction Management Plan

ii): 14/02396/LBD: Grant listed building consent.

### **Reasons for Approval:**

1. The Council considers that the proposal, subject to the conditions imposed, would accord with the special character, setting, features of special architectural or historic interest of the listed building. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity.

## **Conditions**

- 1 Commencement of works Listed Building consent
- 2 Listed Building consent - works as approved only
- 3 7 days' notice to Local Planning Authority
- 4 Listed Building notice of completion
- 5 Further works - fabric of Listed Building - fire regs
- 6 Sample panels of stonework
- 7 Repair of damage after works
- 8 Preservation of features from demolition
- 9 Walls/openings to match adjoining
- 10 Setting aside/reinstatement of features
- 11 Preservation of unknown features
- 12 Recording
- 13 Restoration of bookcases
- 14 Details relocated fabric
- 15 Samples of exterior materials

## **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
- CP14** - Public Art
- CP18** – Natural Resource Impact Analysis
- CP19** – Nuisance
- CP20** – Lighting
- CP21** – Noise
- TR3** - Car Parking Standards

- TR4** - Pedestrian & Cycle Facilities
- TR11** - City Centre Car Parking
- NE15** - Loss of Trees and Hedgerows
- NE16** - Protected Trees
- NE21** – Species Protection
- NE22** – Independent Assessments
- NE23** – Habitat creation in New Developments
- HE2** - Archaeology
- HE3** - Listed Buildings and Their Setting
- HE4** – Archaeological Remains Within Listed Buildings
- HE5** – Fire Safety in Listed Buildings
- HE7** - Conservation Areas
- HE8** – Important Parks and Gardens
- HE9** - High Building Areas
- HE10** - View Cones of Oxford

**Core Strategy**

- CS2**- Previously developed and greenfield land
- CS9**- Energy and natural resources
- CS10** - Waste and recycling
- CS11** – Flooding
- CS12** - Biodiversity
- CS16** - Access to education
- CS18** - Urban design, town character, historic environment
- CS29** - The universities

Sites and Housing Plan

- MP1 – Model Policy
- HP9 – Design, Character and Context

**Other Material Considerations:**

National Planning Policy Framework and Guidance

The application site lies within the Central (City and University) Conservation Area and affects the setting of Grade I and II listed buildings and structures and a Grade II Registered Park and Garden.

**Relevant Site History:**

The site has an extensive planning history and the most relevant cases in this application are considered to be:

14/01026/LBC - Internal alterations to improve fire safety, including installation of staircase new doors and removal of partitions. Permission granted on 30th May 2014.

70/23231/A\_H - Internal alterations to library and students accommodation. PDV 18th August 1970.

70/23231/L\_H - Internal alterations to library and students accommodation. PER 13th October 1970.

75/00394/L\_H - Internal alterations to library. Phase 2. PER 22nd August 1975.

## **Public Consultation**

### Statutory Consultees Etc.

- English Heritage: No objection.
- Highways Authority: No objection subject to conditions relating to a detailed Construction Traffic Management Plan and SUDS drainage scheme.
- Thames Water Utilities Limited: No objection.
- Garden History Society, Oxford Architectural and Historical Society (OAHS), Victorian Group of the OAHS, Society for the Protection of Ancient Buildings (SPAB), Victorian Society: No comments received.
- Individual Comments: None received.

### **Pre-application discussions:**

Three pre-application meetings were held with the College and their architects, along with English Heritage to discuss the proposal and inform the evolution of the design.

### **Officers Assessment:**

### **Principal Issues**

Officers consider the principal determining issues to be:

- Sustainability
- Principle of the development and principal planning policy context
- site layout and built forms;
- heritage;
- transport;
- landscaping;
- flood risk and drainage;
- biodiversity

### **Sustainability**

1. In accordance with Policy CS9 (Energy and natural resources), the proposed development would make an efficient use of land within a constrained College campus. The re-design of the President's Garden will also ensure that this is a

more meaningful and functional garden.

2. The thermal performance of the historic buildings would be improved and the new building would offset carbon emissions. The Design and Access Statement and Appendix A of that document, outline how the proposal seeks to use renewable energy technologies and passive design solutions. These include a ground source heat array located under the President's Garden which would provide heating for the new library. Photovoltaic panels on the roof of the new library would supply the building with electricity. The design of the library also employs a number of other passive measures to minimise energy use which include; high thermal mass in the construction and materials in the new building; passive ventilation; optimising natural lighting and fitting efficient, responsive lighting.
3. The solar panels will be either concealed behind parapets, located above the rooms and staircases to the north and south of the new building or integrated into the central mono pitched roof area.

### **Background to and details of the proposals**

4. The application site is part of St John's College to the east of St Giles and to the north of Balliol College and Trinity College. The site is accessed from St Giles.
5. The site was founded in 1437 as a Cistercian college and later re-founded as St John's College in 1555. The College occupies a large main site to the north of the city centre with Balliol College and Trinity College located to the south. The College lies within the Central Conservation Area. The site contains buildings and structures of significant historic and architectural interest, (Grade I and II) some of which are affected by this application.
6. This application relates specifically to two sites within the College. The proposed new library extension would be located within the President's Garden, an enclosed, private garden to the east of the Senior Common Room (Grade I) and separated from the grade II Listed garden known as 'The Groves' by a Grade II Listed wall known as 'Sprotts Wall'. The site also lies to the north of the Grade I Canterbury Quadrangle (1631-1633) and to the south of Thomas White Quadrangle (1970s).
7. The alterations proposed to the historic buildings relate to The Laudian Library (1631) and The Old Library (1596) both located within Canterbury Quadrangle.

### **New Library/Study Centre:**

8. The existing undergraduate library comprises the Laudian Library (located on the first floor within the eastern range of Canterbury Quadrangle and the Paddy Room at the ground floor. The Paddy Room was heavily altered in the 1960s, removing 16<sup>th</sup> Century fabric and this application proposes to repair this damage.

9. The new library extension would provide 4,059 linear metres of shelving, 91 readers' seats, a 20 person seminar room, group study spaces, dedicated librarian's office, library reception and enquiry desk, special collections area and provision for network access, scanners and printers, self-issue points and lockers. The extension would have two storeys with an additional mezzanine floor and a basement. The basement would house an archive of books including the College's special collection.

10. The proposals can be summarised as the refurbishment of the existing historic libraries to ensure compliance with fire and disability legislation and an extension to create a new reading room with additional reader space, book storage and fully modernised facilities.

11. In detail, proposals to the Laudian Library:

- Relocation of existing bookcases to improve the layout and relationship between readers' seats and bookshelves and to provide space for a relocated Laudian Bookcase.
- Removal of the bookcases from the eastern window bays which will be replaced with built in readers' desks
- The provision of a concealed automated ramp at the southern entrance to the Laudian Library from the corner room adjoining the Laudian and Old Libraries.
- Services rationalised and improved. Pipework removed and concealed.
- 1970s insertion of a staircase and book hoist reversed

12. Proposals to the Old Library:

- Existing radiators and surface mounted heating pipework, which penetrates the joinery will be removed and the historic bookcases restored.
- New heating will be provided by floor level trenches integrated into the central aisle which was altered in conjunction with the 1970s extension works to the rooms below
- Security for the collection of historic books enhanced by freestanding frameless glass doors with structural glass frames. These will be anchored to a structure concealed beneath the timber floorboards allowing the doors to stand independently of the existing bookcases.

13. Proposals to the Paddy Room:

- Restoration of the original 16<sup>th</sup> Century layout to create a series of teaching rooms with ancillary facilities. Re-opening of blocked doorways, infilling of 1960's doorway with stone.
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14. Environmental Improvements to the buildings:

- Introduction of insulation to the first floor of the Laudian Library
- Replacement of current heating pipework, radiators
- Rationalisation and improvement of power and data sockets

## **Principle of development and Principal Planning Policy context:**

15. The Local Plan recognises that the University of Oxford is a world-renowned centre of academic excellence and the vitality and viability of the University is important provided that there is an appropriate balance between the growth of the University and other land use requirements.
16. Policy CP6 of the Oxford Local Plan 2001-2016 requires development proposals to make an efficient use of land in a manner where the built form suits the sites capacity. The proposal first seeks to repair and sympathetically alter the existing historic buildings to improve their accessibility and usability. The proposed location for the new library is of a size appropriate to accommodate it and it has been chosen to reflect the existing layout of buildings and to reconnect those historic buildings with the current main centre of student activities.
17. Policy CS29 of the Adopted Core Strategy supports new academic floorspace on existing University of Oxford sites and increasing density where proposals respect the character and setting of the City's historic core. Although the site is encapsulated within the College site, some distance from the public realm, it is located within the City's historic core, within the Central Conservation Area and within the setting of several Grade I and II Listed buildings and on land with the potential for significant archaeology. The principal planning policies relevant to each issue and pertinent to the consideration will be introduced in order in the main body of the report below.
18. The principle of improving and expanding the existing facilities within the existing College site would represent a sustainable and efficient use of existing land and be consistent with the aims of local and national planning policies.

## **Need for the Library/Study Centre**

19. The present library facilities are considered by the College to fall short of the standard of facilities expected by today's student. The current undergraduate library provides around 1500 linear metres of shelving and 77 readers' seats. This is less than some other Colleges which have 3000 linear metres of shelving and between 100 and 120 readers' seats. The present libraries are underused because their facilities do not respond to the needs of today's students which include demand for more desk space, group break out spaces, internet access etc. Furthermore, most of the student activity now takes place to the north of the site and there is less reason to visit the historic core of the College site.
20. It is clear that previous attempts to provide additional library space within the existing libraries have resulted in some harmful alterations to the existing historic fabric. The two existing libraries are of such special architectural and historic significance that it would be impossible to alter and upgrade them to a modern standard without drastically altering that significance. Equally, the College are keen that the existing libraries do not remain as museums, rather that they are used alongside and complementary to the new building. The new



development would help strengthen the link between the north of the College and the more historic Canterbury Quad and core of the academic site.

21. Alternative locations for the proposed library extension were considered by the College. However, these were rejected because they were remote from the original library or because of their negative effects on the historic fabric.
22. There is a clear need for additional library space. The existing library facilities are constrained by the historic buildings that they lie within which limit further alterations other than those required to make the buildings more accessible and to meet fire safety requirements. The new building would provide much needed new facilities and enhance the existing and improve the usability and connections throughout the College site. Officers therefore consider that the applicant has demonstrated the need for additional library accommodation within the site.

### **Site Layout and Built Forms.**

23. The National Planning Policy Framework requires proposals to be based on an informed analysis of the significance of any heritage asset affected and expects applicants to understand the impact of any proposal on the asset with the objective being to preserve that significance.
24. Policy CS18 of the Oxford Core Strategy requires development to demonstrate high quality urban design responding appropriately to the site and surroundings; creating a strong sense of place; contributing to an attractive public realm; and providing high quality architecture. Oxford Local Plan policies CP1, CP8 and HE7 require new development to enhance the quality of the environment in a manner that relates to its context and preserves the special character and appearance of the conservation area.
25. Layout: The proposed library would be linked to the existing Canterbury Quad, extending to the north of it so that the new building would also be sited adjacent to The Groves, a Grade II Listed Registered Park and Garden. The new building would cover part of the area of the original President's Garden, enclosing the eastern side above Sprott's Wall. The new building would have a vertical emphasis on plan, forming a natural extension to Canterbury Quad and complementing the existing grain of development within the site. Despite building on part of an existing garden, this space is not considered to be of significant value and over half of the existing garden would remain. A good amount of space (18 metres) would remain between the north of the new building and the Thomas White Quadrangle. The new building would be accessed through the Laudian Library at the first floor which helps ensure that there is a clear link between the two buildings and establishing a route which takes in the historic building.
26. The building would also be accessed from the north, close to the bulk of the College's student accommodation. The creation of these two entrances would establish a new route which will connect the historic core of the College to the more recent expansion of the College to the north. The intention for this is to

increase footfall back to the Library, Canterbury Quadrangle and Front Quadrangle.

27. Size and Scale: The new library building would have four levels which include the basement. The highest point of the building, a lead clad roof lantern, would be 12.4 metres high although the ground level changes slightly at different points. Overall, the building is broken up into different visual parts with two 'book end' features at either end. The second highest portion of the building forms the northern end of the proposed building, then the building steps down until it rises up again to meet the glazed link which leads into The Laudian Library.
28. The overall height of the proposed library has increased since the last pre-application discussions. However, the impact of the apparent mass has been reduced by setting the upper storey of the building back sufficiently away from the Sprott wall.
29. From the President's Garden, the view of the building has been reduced by a sequence of walls which would serve to break up the mass. The building would be visible from the Great Lawn in oblique views with the stone walls and large window forming a new element in the view. This would alter the character of one area to some extent from being a more enclosed, private space with smaller mullioned windows, to one that has glazing, overlooking the space. With the planting of mature trees, that effect would be softened. Overall, given that the views are wide and the Great Lawn is a substantial area with several mature trees, it is not considered that the change could be harmful.
30. The new building would have an impact on the north elevation of Canterbury Quadrangle with the loss of localised areas of fabric and more significantly, in that a new relationship would be set up with the proposed building. The view of the north elevation would change, however this would be perceived as part of the historic pattern of growth and the legibility of the elevation would not be affected. The new building would clearly read as a new element. The elevation is currently somewhat heavily screened by dense evergreen trees in the President's Garden and logically, this is the only location acceptable for the new building.
31. Impact on neighbouring amenity: The existing libraries and proposed new building are located well within the site and thus their visual impact will be limited outside of the site. Similarly, any potential impacts on neighbour amenity outside of the College site outlined in Policies CP1, CP10, CP19 and CP21 of the Oxford Local Plan will not occur.
32. Nevertheless, consideration has been given to the potential impact of occupiers using the existing buildings in the site which will surround the new development. These include Canterbury Quad, the 'Beehive', Thomas White Quadrangle and the Garden Quadrangle which all accommodate undergraduate student accommodation. The proposed new building will clearly change the outlook from the closest neighbouring buildings, however its siting

as a natural extension to the existing Canterbury Quad and the retention of a good degree of open space around it to the north, east and west will ensure that it does not appear overbearing, or result in a significant loss of privacy or daylight or sunlight to the occupiers of neighbouring buildings.

33. Policy CP21 relates to noise and the potential harm this may cause to noise-sensitive developments and public and private amenity space. There will be some plant equipment associated with the new building and the majority of this will be accommodated within internal plant room spaces. The nearest noise sensitive buildings are approximately 140 metres to the west of the proposed new building. The southern boundary of the site shared with Balliol and Trinity Colleges is at least 50 metres away from the site of new building.
34. A noise impact assessment has been carried out which concluded that the proposed new building will not have a detrimental impact on the occupiers of surrounding buildings and by virtue of the degree of separation and low levels of potential noise resulting from the new building, no impact on occupiers of buildings on neighbouring sites.

#### **Impact on Heritage Assets:**

35. The significance of the college buildings deriving from their evidential, historic, aesthetic and communal values is high. One alternative of converting the historic libraries to form modern library spaces such as the College requires would cause harm to their significance that would not be justified.
36. It is considered that there would be no impacts on the conservation area, due to the buildings' location set within an extensive College footprint and because it would not be visible from other parts of the conservation area. The proposed library would not harm the significance of the parts of college that it would affect.
37. The proposals to the Laudian Library would be an overall improvement to the historic building with the replacement of radiators and surface mounted heating pipework. The relocation of existing bookcases would result in an improved layout and improved relationship between readers' seats and bookshelves. The removal of later bookcases from the eastern window bays and their replacement with built in readers' desks would improve the legibility of the library, all of which would help better reveal more of the heritage asset.
38. Access within the building would also be improved with the provision of a concealed ramp at the southern entrance to the Laudian Library from the corner room adjoining the two Libraries.
39. The proposals to The Old Library would also be an overall improvement with the replacement of radiators and surface mounted heating pipework, restoration of the historic bookcases, integration of service and the removal of inappropriate interventions of the 20<sup>th</sup> century services. The proposed freestanding frameless glass doors with structural glass frames would greatly improve security and by virtue of the non-reflective glass and modest design

proposed, they would be read as a simple intervention, relating to the height of the adjacent bookcases. The anchoring structure would not be visible. The removal of 19<sup>th</sup> century bookcases either side of the central aisle would enhance the legibility of the library and serve to open it out.

40. The Paddy Room proposals would also better reveal the significance of that room with the restoration of the original 16th Century layout. The legibility of the room would be improved and the correct axis reinstated, with the re-opening of blocked doorways and infilling of the 1960s doorway with stone.
41. The proposed new library would be visible from the Great Lawn in oblique views with the stone walls and large window forming a new element in the view. This would alter the character of one area to some extent from being a more enclosed, private space with smaller mullioned windows, to one that has glazing, overlooking the space. With the planting of mature trees, that effect would be softened. Overall, given that the views are wide and the Great Lawn is a substantial area with several mature trees, it is not considered that the change could be harmful.
42. The new building would have an impact on the north elevation of Canterbury Quadrangle with the loss of localised areas of fabric and more significantly, in that a new relationship would be set up with the proposed building. The view of the north elevation would change, however this would be perceived as part of the historic pattern of growth and the legibility of the elevation would not be affected. The new building would clearly read as a new element. The elevation is currently somewhat heavily screened by dense evergreen trees in the President's Garden. Logically this is the only location acceptable for the new building.
43. The addition of a two-storey link to the north elevation requires the removal of original stone window frames that would be removed and re-used in landscaping proposals for the proposed courtyard.

## **Transport**

44. There are no changes proposed to the existing accesses into and out of the site. The Local Highway Authority has no objection to the proposed development but has requested that a Construction Travel Management Plan is requested by a condition with the details to be approved prior to the start of construction.
45. The proposal would in fact improve the accessibility of the key facilities within the College site and improve permeability throughout it, encouraging a shift in footfall back towards the historic centre of the College. A new pedestrian connection would be made from Thomas White Quad to Canterbury Quad.
46. The new development would not result in any changes to the current car parking provision at the College. The number of students within the site would not change and there are no plans to change the number of cycle parking spaces.

47. Officers consider that the proposed development would have no further implications on the highway network or on highway safety. The accessibility within the site would be improved however and the proposals are considered acceptable in accordance with Policies CP1, TR3, and TR4 of the adopted Oxford Local Plan 2001-2016 subject to conditions requiring a surface water drainage scheme for all hard surfacing, details of cycle parking, and a construction traffic management plan.

### **Landscaping:**

48. Policies NE15 and HE7 of the Local Plan place emphasis on retaining important landscape features, such as trees, as part of any development.

49. The proposed new library and study centre would be located inside the existing President's Garden, adjacent to Sprott's Wall which forms the physical barrier with The Groves, which are Grade II Listed in the English Heritage register of Registered Parks and Gardens.

50. The present form of the President's Garden begun to emerge in 1613 with the construction of Sprott's Wall. Since then, the garden has been subject to later subdivision and the addition of garden buildings. The construction of the Grade II listed 'Beehive' building in 1958 reduced the garden to the present size and the erection of the Thomas White Quad (1976), The Garden Quad (1993) and the Fellows Common Room (2005) enclosed the garden and reduced the amount of open sky visible. The garden was filled in the second part of the 20<sup>th</sup> Century with many different types of trees. These trees are not planted to any particular design and are competing for space to grow. Furthermore, their growth adjacent to Sprott's Wall is causing excessive moisture to the detriment of its condition.

51. The character of the garden can be described as a private space but one that lacks a cohesive design and proper management of the vegetation growth. Views into the garden are limited by the presence of Sprott Wall and existing trees within formal lawn known as The Grove.

52. The landscaping proposals are threefold; to seek to provide a high quality setting for the new library extension; to preserve the wider landscaping setting of the College buildings and The Groves and to provide a new, more useable President's Garden.

53. The garden contains 35 trees ranging from semi-mature to recently planted. The proposal would result in the removal of 17 trees within the President's Garden but these are relatively young trees with no historic interest. The removal of these trees will not harm public amenity in the area and neither will it harm the adjacent gardens Grade II Listed gardens.

54. The visual interest and integrity of Sprott's Wall will be preserved and its visual interest will be enhanced because it will become the main physical boundary to the new building from The Groves and it will be the most

prominent feature in the foreground with the lightweight appearance of the east elevation of the new building

### **Flood Risk and Drainage.**

55. In accordance with policies CS11 and CS17 of the Core Strategy and policy NE14 of the Oxford Local Plan, applicants must demonstrate that there is adequate capacity both on and off the site to serve the development and that it would not lead to problems for existing users. The new library would connect to the existing utility supplies and because the new building is relatively small in area with respect to the existing College and is designed to minimum energy consumption, it is considered that the additional utility loads would be relatively small in comparison to the existing infrastructure.
56. Foul Drainage: The new development would connect into the existing foul water network and consent has been provided for the indirect connection by Thames Water.
57. Surface Drainage: The new building would be provided with a soakaway beneath the adjacent garden in order to produce no net increase to surface water runoff from the College site.

### **Biodiversity.**

58. In accordance with the aims of Policy NE21 (Species Protection), Policy NE22 (Independent Assessment), Policy NE23 (Habitat Creation in New Developments) and the NPPF, the proposal seeks to conserve and indeed enhance the biodiversity interest within this part of the site.
59. An Ecological Survey and Assessment of the site (Appendix C of the Design and Access Statement) was carried out in December 2013. This established that the proposed site within the President's Garden only provided common place garden habitats of low ecological and biodiversity value. The recommendation for specific measures to support biodiversity which include limiting lighting of the exterior of the library to encourage nocturnal wildlife, incorporation of two enclosed bat boxes or bat roost features into the exterior wall of the east side and or south facing elevation of the new library wall, erection of ten woodcrete bird nest boxes within retained vegetation and trees within the President's Garden.

### **Other Matters:**

60. The Community Infrastructure Levy (CIL) is a standard charge on new development. The amount of CIL payable is calculated on the basis of the floor space created by a development. The reason that CIL has been introduced is to help fund the provision of infrastructure to support the growth of the city, for example, transport improvements, additional school places and new or improved sports and leisure facilities.
61. The proposal would be liable for a CIL payment, which has been calculated at

approximately £31,380. However, this will only apply if planning permission is granted and the scheme is implemented.

**Conclusion:**

62. This is a well-considered scheme which will achieve inclusive access and improve facilities for students and visitors to the College whilst seeking to minimise the impacts and secure heritage benefits, reuse of the historic building stock. The scheme will ensure the continued use of the Old Library and Laudian libraries for the purpose for which they were already built. The works are in accordance with Local Plan Policy and national guidance and therefore Officer's recommendation to Members of the West Area Planning Committee is to grant planning permission and listed building consent for the proposed development, subject to conditions.

**Human Rights Act 1998**

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, 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 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 approve, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

**Background Papers:**

14/02399/FUL

14/02396/LBD

**Contact Officer:** Clare Golden & Katharine Owen

**Extension:** 2221

**Date:** 3<sup>rd</sup> November 2014

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