

## WEST AREA PLANNING COMMITTEE

12th November 2014

**Application Number:** 14/02294/VAR

**Decision Due by:** 7th November 2014

**Proposal:** Variation of condition 2 (approved plans) of planning permission 13/01645/FUL (Erection of two storey building accommodating music school and ancillary facilities) to allow alternative materials to be used and minor amendments to the approved plans involving alterations to windows.

**Site Address:** St Edward's School, Woodstock Road – **Appendix 1**

**Ward:** Summertown Ward

**Agent:** Tim Ronalds Architects

**Applicant:** The Governors Of St Edward's School

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### Recommendation:

APPLICATION BE APPROVED

### Reasons for Approval

- 1 The proposed amendments to the materials and alterations to the fenestration in the approved development are considered to be visually appropriate to the site and its surroundings and therefore accord with the requirements of all relevant policies of the development plan.
- 2 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 Time Limit
- 2 Develop in accordance with approved plans
- 3 Samples of materials required
- 4 Cycle parking details required
- 5 Tree protection plan to be implemented
- 6 Arboricultural construction methods as approved
- 7 Bat Survey recommendations to be carried out

- 8 Biodiversity measures required
- 9 External lighting scheme required
- 10 SuDS
- 11 Phased contamination risk assessment required
- 12 Sustainability measures to be implemented as approved

**Community Infrastructure Levy:**

The development is liable for CIL to the amount of £9,500 unless a claim for relief is made.

**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

**NE15** - Loss of Trees and Hedgerows

**NE16** - Protected Trees

Core Strategy

**CS18** - Urban design, town character, historic environment

**CS2** - Previously developed and greenfield land

**CS16** - Access to education

**CS13** - Supporting access to new development

**Public Consultation:**

Statutory Consultees:

English Heritage – No objection.

Third Parties:

No comments received.

**Officers' Assessment:**

Application Site and Locality

1. The application site consists of part of the St Edward's School grounds to the northern side of South Parade. The site is currently home to a number of 1960's era buildings that provide a music school, rifle range and estate management office adjacent a row of more traditional domestically scaled buildings that date back to the 19<sup>th</sup> century. The site sits behind the Lemon Tree public house and Jack FM building when viewed from Woodstock Road and to the south of Alexandra Park. To the east of the site is the County Council maintained Northern House School. Summertown Court (a small development of flats) also lies immediately to the west with rear gardens that abut the site. The application site can be seen within its context on the site location plan attached as **Appendix 1**.

### Description of Proposed Development

2. The application seeks consent for the variation of condition 2 imposed upon planning permission 13/01645/FUL to enable minor amendments to the design of the building and its external materials. As the application relates only to a variation in the external appearance of an approved development, this is the only matter that can be considered as part of this application.

### Design and Appearance

3. Planning permission was granted in November 2013 for a large new music school building on the site. No change is now proposed to the size, form or style of this building. The approved building was designed to be constructed using smooth ashlar natural stone for the South Parade elevation which consisted of dressed stone detailing for the window surrounds together with a decorative stone plinth and band separating the ground and first floors. The remainder of the building was to be constructed using cream coloured brick to tie in with the natural stone.

4. It is now proposed to construct the building using a red brick though retaining the natural stone detailing of the window surrounds, plinth, band and cornice. To continue to accord with the requirements of policies CP1 and CP8 of the Local Plan as well as policy CS18 of the Core Strategy, the development must demonstrate good quality urban design that forms an appropriate visual relationship with the surrounding area.

5. Officers are satisfied that the use of red brick is visually appropriate and would help the building sit comfortably within the more Victorian era buildings that immediately surround it. Officers would however wish to see a sample of the brickwork to ensure that its colour, type and bonding is appropriate prior to commencement of the development. This could be secured by condition as recommended. The use of natural stone detailing would, in officers' view, successfully break up the large expanse of brickwork and add visual interest to the building caused by the juxtaposition of the two materials and their colour. Such a combination of materials is commonplace across the city and officers see no reason why they would not be appropriate in this location. As with the previous planning permission, a condition is also recommended to secure approval of a sample of the stone prior to commencement of the development.

6. With respect to the proposed fenestration changes, these are not significant in nature. They are proposed to be slightly elongated to better match up with the finished floor levels but this would not have an appreciable impact on the appearance of the building. The pattern of fenestration is also shown to be amended slightly with the use of three light windows rather than the approved two. Again however the change would not be visually significant and would continue to reflect the more contemporary design solution adopted.

7. Consequently officers are satisfied that the proposed amendments to the extant planning permission are minor in nature and visually appropriate so that are consistent with the requirements of the aforementioned development plan policies.

8. As this application would result in a whole new planning permission, all of the conditions attached to the extant consent (13/01645/FUL) should be attached on the new consent as set out in the recommendation at the beginning of the report.

**Conclusion:**

9. The proposed change to the external walling materials ensures that the building continues to be of an appearance that is keeping with the surrounding area in accordance with the requirements of development plan policy. Members are therefore recommended to approve the application subject to the imposition of the conditions listed above which are simply replications of those attached to extant planning permission 13/01645/FUL.

**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:**

13/01645/FUL  
14/02294/VAR

**Contact Officer:** Matthew Parry

**Extension:** 2160

**Date:** 29th October 2014