

West Area Planning Committee

12th April 2016

Application Number: 16/00232/CT3

Decision Due by: 24th March 2016

Proposal: Replacement windows and doors to the 1st, 2nd and 3rd floor rear elevation and first and second floor side elevation.

Site Address: 33-35 George Street Oxford Oxfordshire OX1 2AY

Ward: Carfax Ward

Agent: Mr Richard Davison

Applicant: Oxford City Council

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposal would respect the setting of the listed buildings, and preserve the appearance of the Central Conservation Area, and would form an acceptable visual relationship with the existing building. As such, it is considered to accord with the relevant policies of the Oxford Core Strategy 2026 and Oxford Local Plan 2001-2016.
- 2 The Council considers that the proposal, subject to the conditions imposed, would accord with 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, 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.
- 4 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.

subject to the following conditions, which have been imposed for the reasons stated:-

- 1 Development begun within time limit
- 2 Develop in accordance with approved plns
- 3 Materials as proposed
- 4 Details of doors and windows

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals
CP8 - Design Developmt to Relate to its Context
HE3 - Listed Buildings and Their Setting
HE7 - Conservation Areas

Core Strategy

CS18_ - Urb design, town character, historic env

Other Material Considerations:

National Planning Policy Framework
This application is in or affecting the Central Conservation Area.
Planning Practice Guidance

Relevant Site History:

79/01220/A_H - 33-35 George Street - New fire escape at rear. PER 1st February 1980.

Representations Received:

None

Statutory Consultees:

None

Issues:

Design and impact on conservation area

Officers Assessment:

Site description

The site is located on George Street and backs onto a courtyard area onto which

various properties on George Street, New Inn Hall Street and St Michael's Street look out. The site is in the setting of 26 & 28-30 St Michael's Street, which are Grade II listed buildings. The rear of the site is clearly visible from the restaurant/café within 28-30 St Michael's Street.

The building is unlisted, however, it is considered to have heritage value and makes a positive contribution to the character and appearance of the Central Conservation Area in which it sits.

Proposal

Planning permission is sought to replace the existing steel Crittal rear windows and doors at first, second and third floors.

Design and impact on conservation area and setting of listed buildings

The principle of replacing the existing Crittal windows and doors at the rear is considered acceptable, given their poor condition and the fact they are beyond economical repair.

The replacement windows proposed will match the existing windows in terms of their materials and design. Given the sensitive location of the site within the setting of listed buildings, further information would be required by condition in the form of section details showing the size of the frames, glazing bars and glazing units, to demonstrate that the difference in appearance would match the existing as closely as possible.

Officers consider that, subject to conditions, the proposal would respect the setting of the listed buildings, and preserve the appearance of the Central Conservation Area, and would form an acceptable visual relationship with the existing building. As such, it is considered to accord with the relevant policies of the Oxford Core Strategy 2026 and Oxford Local Plan 2001-2016.

Conclusion:

Officers recommend that the West Area Planning Committee approves the application, 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: 16/00232/CT3

Contact Officer: Nadia Robinson

Extension: 2697

Date: 24th March 2016