

East Area Planning Committee

2nd November 2016

Application Number: 16/00069/LBC

Decision Due by: 15th March 2016

Proposal: Internal alterations to Grove house to create an en-suite and a bedroom and to install a new window (amended description).

Site Address: Grove House, 44 Iffley Turn, Oxford, Oxfordshire

Ward: Rose Hill and Iffley Ward

Agent: Ms Marion Brereton

Applicant: Mrs Rosie Penna

Recommendation:

The East Area Planning Committee is recommended to resolve to grant listed building consent subject to conditions for the following reasons:

- 1 The Council considers that the proposal, subject to the conditions imposed, would accord with the special character, setting, and features of special architectural or historic interest of the listed building;
- 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;

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

- 1 Commencement of works listed building consent
- 2 Listed building consent - works as approved only
- 3 Further works - fabric of listed building - fire regulations
- 4 Proposed window
- 6 Walls/openings to match adjoining

Main Local Plan Policies:

Oxford Local Plan 2001-2016

HE3 - Listed Buildings and Their Setting

HE5 - Fire Safety in Listed Buildings

CP1 - Development Proposals

Core Strategy

CS18_ - Urban design, town character, historic environment

Other Material Considerations:

National Planning Policy Framework

The development is affecting a Grade II Listed Building.

Planning Practice Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

Relevant Site History:

16/00069/LBC - Internal alterations to Grove house to create an en-suite and a bedroom and to install a new window. Pending Consideration.

16/01894/FUL - Demolition of Rotunda building. Erection of two storey 2-bed dwelling (Use Class C3). Pending Consideration.

16/01895/LBD - Demolition of Rotunda building connected to house. Replacement with two bedroom dwelling with basement and associated works to link main dwelling. Pending Consideration .

Representations Received:

No objections specifically relating to this listed building consent application for the proposed window or internal changes to the house were made.

Statutory and Internal Consultees:

Oxfordshire Architectural & Historical Society, Friends of Iffley Village and Oxford Civic Society Oxfordshire Architectural & Historical Society

Issues:

Impact on the special architectural or historic interest of the listed building.

Sustainability:

Helps continue the listed building in its original use.

Officer's Assessment:

Site and proposal:

Grove House (44 Iffley Turn) is a Grade II Listed Regency villa in the Iffley Village Conservation Area. The house is a double fronted symmetrical house of two

storeys built between 1780 and 1823 with various alterations. The villa has a lime rendered timber frame with typical double-hung sliding sash windows. Briefly, the house was built by Alderman Charles James Sadler (1792-1872) to rent out and has been lived in by John Henry Newman's mother and Mrs Vivien Greene, which add to its historic significance.

The property sits in large grounds, has been substantially extended to the rear and contains a self-contained cottage and a rotunda building. This listed building consent application relates to the insertion of one window to the main dwelling and to create an en-suite and a bedroom to the first floor. This would be reversible.

Listed building consent was granted as part of application 05/01299/LBC for an additional ground floor window in the short protruding north elevation on the east side of the house. This current application proposes a second window on the first floor directly above the previously approved window. The proposed windows will match the existing ones, being double-hung sliding sashes with the same arrangement of glass panes. The proposed window will be located on a discrete elevation and provide improved natural lighting to the currently dark room within.

It is proposed that the generous dressing room on the first floor of the house would be split to accommodate an en-suite bathroom. Consent to install an en-suite was granted in 2006 but only the plumbing was ever implemented. As a result of installing the new en-suite, the second large bathroom on the first floor would no longer be required. This space would become a bedroom (nursery).

Design/Impact on the Listed Building

The proposed window would be an appropriate intervention to the listed building and would be aligned with the other windows in the elevation. Regarding the proposed internal changes, these relate to dividing walls which were fitted in 2006 and would have no impact on the envelope of the house and do not make up any of the historic fabric of the House

Conclusion:

The proposals are justified and proportionate. No harm would be caused as a result of the applicant's requirements.

The special architectural and historic interest of the listed building/structure would be conserved. The proposals are considered to comply with national and local policies.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant LBC 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 grant Listed Building Consent officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

16/00068/FUL
16/00069/LBC
Iffley Village Conservation Area Appraisal

Contact Officer: Katharine Owen

Extension: 2148

Date: 18th October 2016