

West Area Planning Committee

14th March 2017

Application Number: 17/00214/CT3

Decision Due by: 23rd March 2016

Proposal: External alterations to shopfront to enable insertion of double doors and removal of internal shelving.

Site Address: 144-146 Covered Market, Market Street, Oxford Oxfordshire

Ward: Carfax Ward

Agent: N/A

Applicant: Oxford City Council

The application is before the committee because Oxford City Council is the applicant

Recommendation:

The West Area Planning Committee is recommended to GRANT planning permission for the reasons set out below in the report and subject to the suggested conditions.

For the following reasons:

- 1 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 Materials
- 4 Joinery Details

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

HE3 - Listed Buildings and Their Setting

CP8 - Design Development to Relate to its Context

CP10 - Siting Development to Meet Functional Needs

HE7 - Conservation Areas

RC13 - Shop Fronts

Core Strategy

CS18_ - Urban design, town character, historic environment

Relevant Site History:

16/03067/CT3 – External alterations to shopfront to enable insertion of double doors and removal of internal shelving. – PENDING CONSIDERATION

Statutory Consultees

Representations Received

None

Officers Assessment:

Site Description and Proposal:

1. The application site is units 144-146 Covered Market, which is located along the eastern edge of the Covered Market in the City Centre. The application site lies in the Central (University and City) Conservation Area and the entire Covered Market is Grade II Listed.
2. The existing units feature a 20th century timber shopfront with a fascia above. The front of the units are mostly glazed. The units are currently occupied by a temporary occupier.
3. Planning permission is sought for the replacement of the two kiosk style openings with two sets of double doors. The doors would feature top glazed panels with timber panels below to match and follow the existing proportions and appearance of the surrounding shopfronts. A separate application for Listed Building Consent has also been submitted (16/03067/CT3).

Issues:

7. Officers recommend that the main considerations for this application are:
 - Design
 - Impact on Listed Building
 - Conservation Area

Design

8. The existing shopfront does not contribute to the significance of the market place, and as such, the principle of their removal would not be considered harmful to the special interest of the Covered Market and is acceptable in design terms. The removal of the roller shutters is welcomed as these fixtures detract from the character and appearance of the market.

1. The installation of double doors is considered appropriate to the character and appearance of the shop units and the market place. However, it is considered necessary to apply a condition requiring large scale joinery details to be approved prior to their installation, and for the colour finish details to match that of the existing shopfront. The submitted drawing titled 'Door Sectional Detail' ref: 1000/003/2 Rev.B, which shows joinery details different to those of the existing shopfront is not considered acceptable.
2. The development is acceptable in terms of its impact on the character and appearance of the Conservation Area subject to the conditions above.

Conclusion:

3. The West Area Planning Committee is recommended to grant planning permission subject to conditions.

Human Rights Act 1998

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

Background Papers:

17/00214/CT3

Contact Officer: Rob Fowler

Extension: 2104

Date: 2nd March 2017

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