

West Area Planning Committee

14th March 2017

Application Number: 16/03067/CT3

Decision Due by: 28th March 2017

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 Listed Building Consent 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, 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 LB/CAC consent
- 2 LBC approved plans
- 3 Joinery details
- 4 Finish to match

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

HE3 - Listed Buildings and Their Setting

Core Strategy

CS18 - Urban design, townscape character and the historic environment

Other Material Considerations:

- The development is affecting a Grade II Listed Building.
- This application is in or affecting the Central Conservation Area.
- Statutory duties set out in section 16(2) of the Planning (Listed Buildings and Conservation areas) Act 1990
- National Planning Policy Framework
- Planning Practice Guidance

Relevant Site History:

17/00214/CT3 - Alterations to shopfront to insert 2No. double doors. Pending consideration.

Statutory Consultees

Historic England

'On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.'

Oxfordshire County Council (Transport)

No comment

Representations Received

None

Officers Assessment:

Site Description and Proposal:

1. The Covered Market is a grade II listed building sited in the core of the Central Conservation Area. The market dates back to the 18th century, but underwent extensive reconstruction works and extensions throughout the 19th century. The architectural interest of the market is derived from its composition of 19th century lofty arcades and shopfronts which are characteristic of its function and contributory to its appearance. Its historic interest is as evidence of the evolution of contemporary sensibilities towards public health and it helps understanding of the commercial development of Oxford which was particularly active in the 18th and 19th centuries. The market also has rarity value as a covered market occupied by predominantly local businesses which is still in use today.
2. No's 144-146 are part of the linear row of shop units that run along the eastern side of Avenue 4. The units are sited in a prominent location, facing onto the central cross avenue within the market. The majority of the shopfront is suspected to be of 20th century construction, featuring large areas of glazing with fluted timber framing, timber panelled stall risers,

kiosk style openings with roller shutters, and the metal frame of a canopy sited on the fascia of No.144-145. Situated at a higher level is an earlier fascia with moulding cornice, and the section above No.144-145 features a timber fascia board with evidence of former signage (former positions of wall-mounted lettering can be seen, reading 'Oxford Electricity Supply').

3. Listed building consent 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. Also included in the application is the removal of the internal shelving units.

Issues:

7. Officers recommend that the main considerations for this application are:
 - The impact on the architectural and historic significance of the grade II listed building

Impact on Special Interest of Listed Building:

8. The existing kiosk openings with roller shutters and internal shelving units are not elements of the shopfronts which 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. The removal of the roller shutters is welcomed as these fixtures detract from the character and appearance of the market.
9. The installation of double doors of the proposed design is considered appropriate to the character and appearance of the shop units and the market place. To ensure the detailing of the doors matches as closely as possible that of the existing shopfront, 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.

Conclusion:

10. The proposed installation of shopfront doors and removal of internal shelving units would not harm the special architectural or historic interest of the grade II listed building. Subject to conditions, the application would comply with sections 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, paragraph 132 of the NPPF, policies CP1 and HE3 of the Oxford Local Plan 2001-2016 and policy CS18 of the Oxford Core Strategy

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 listed building consent, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers: NPPG, 17/00214/CT3

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