

WEST AREA PLANNING COMMITTEE

12th June 2018

Application Number: 17/03330/FUL

Decision Due by: 17th March 2018

Extension of Time: 29th June 2018

Proposal: Proposed demolition of Warham House, New College School hall and partial demolition of Savile House rear extension. Erection of three new buildings and reconstruction of Savile House rear extension to provide C2 residential college including Music Hall, assembly, academic and study space, Porter's Lodge and associated accommodation, and replacement D1 facilities for New College School including dining hall, assembly space and class rooms.

Site Address: 2 Savile Road, Oxford, OX1 3UA,

Ward: Holywell Ward

Case Officer Felicity Byrne

Agent: Mr Chris Pattison **Applicant:** New College

Reason at Committee: Deferred by WAPC from 10th April Committee; Major Development

1. RECOMMENDATION

1.1. West Area Planning Committee is recommended to:

(a) Approve the application for the reasons given in the report and subject to the required planning conditions set out in section 5 of this report and grant planning permission and

(b) Agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:

1.2. Finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary and issue the planning permission.

2. BACKGROUND

- 1.1. The application was considered at 10th April West Area Planning Committee and the Officers Report is appended at Appendix A. At that Committee Members were addressed by members of the public and the Applicant. The Committee asked questions of the officers and public speakers about the details of the application. In discussion they welcomed the overall scheme for its innovative architectural approach but expressed concerns about the proposed tower. The Committee agreed to defer the application to allow planning officers and the Applicant to explore possible amendments to the application plans which would address the concerns about the tower.
- 1.2. The Applicant has taken the opportunity to make further adjustments to the proposed scheme in consultation with Officers and Historic England in order to address issues raised during Committee. This has resulted in revised plans being submitted together with the awaited Air Quality Assessment and further information demonstrating the relationship to Mansfield College.
- 1.3. The amendments that have been made to the scheme following the committee can be summarised as:
 - Reduction in height of the New Warham House tower element by 3.2m to 21.4m high;
 - Rationalisation of internal accommodation within the tower element;
 - Re-alignment of the roof between the tower and the rest of New Warham House;
 - Removal of all basement cycle parking under Warham House and provision above ground;
- 1.4. Further consultation has been undertaken on the amended plans and information submitted. Site notices were displayed around the application site on 24th May 2018. It was re-advertised by site notice on and an advertisement was published in The Oxford Times newspaper on 24th May 2018 as amended plans and information and a departure from the development plan policy HE9.
- 1.5. At the time of writing the report no public comments have been received. Any comments that raise any new matters from those summarised in the appended Committee Report (Appendix A) and or not covered with in this report will be verbally updated at Committee. Statutory Consultee comments have been received from Thames Water, who advise that they do not have any objection with regard to Foul Water sewage network infrastructure capacity or surface water network infrastructure capacity and Water comments are the same as before. Any other commented received will also be verbally updated at Committee.
- 1.6. It should be noted that linked application 17/03332/FUL relating to replacement car parking for New College School and New College is still deferred pending further review by the Applicant.

3. ADDENDUM:

- 1.1. This addendum report deals with following issues:

- i. Design and Heritage (Public Benefits);
- ii. Cycle Parking;
- iii. Air Quality;
- iv. Relationship to Mansfield College

i. Design and Heritage:

1.2. For clarity the existing and proposed student room numbers is provided in the table below:

<u>Student rooms</u>	<u>Number</u>
<i>Existing:</i>	
Savile House & No.1 Savile Rd	28
 <i>Proposed:</i>	
Main Quad building	73
New Warham House	15
Savile House extension	12 – (net loss 4 rooms)
No.1 Savile Road	2
<u>Total</u>	<u>102</u>
 <u>Net gain</u>	 <u>74</u>

1.3. The following amendments have been made subsequent to the issues raised regarding the height of the tower at West Area Planning Committee on 10th April:

- Height:
 - Height of the New Warham House tower reduced by 3.2m – to 21.8m at highest peak (the roofline is curved and therefore varies in height);
 - The height of the peak of the New Warham House main roofline increased by 0.51m to 72.90m and trough of roofline reduced by 0.25m to 67.90m
 - The presence of the tower is reduced in views of the city’s important skyline from both long distance acknowledged view cones but also in views from publicly accessible high vantage points within the city;
 - The New Warham House and Tower now aligned to variety of building heights seen in the immediate surroundings including those that exist along Mansfield Road;
 - No loss or compromise of use-able floor space due to adjustment of the locations of stair and lift within tower.
- Appearance as one connected structure:
 - Reduced height of the New Warham House tower combined with raised height of bridging element strengthens the connection between the tower and the house presenting a single structure with distinctive parts;
 - Bridging element between New Warham House and its tower increased in depth, creating stronger visual integrity between house and tower which is further strengthened by a more cohesive architectural approach with respect to materials and detailing of elements that has evolved through more consideration of detailing.

- Improved accessibility of Bicycle Storage:
 - In order to avoid basement parking, ratio of student to bike spaces has been reduced from 1:1, to 2:1;
 - 52 bike spaces located North and South of Porters Lodge. Placed tight to hedging to avoid spreading out into the gardens and harming these important spaces around the buildings and creating harmful visual clutter around the site;
 - 20 covered spaces, 32 uncovered spaces, all within secure boundary of site.

1.4. Paragraph 6 of the NPPF states that *'Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness'*. Whilst Officers were fully supportive of the originally submitted plans, it is considered that these changes successfully respond to those concerns raised. Historic England and Officers consider that the overtly organic and free-flowing form of the application is entirely appropriate. The use of high quality materials in a new and exciting way and the sensitive landscape design, responding positively to the clearly identified significance of "the garden" would result in a highly innovative, high quality design of development that would respond sensitively and positively to the site's setting and make a valuable contribution to the significant architectural heritage of Oxford.

1.5. The proposed development including the tower has gone through rigorous design assessment and review. The site offers the opportunity to introduce a new a development whose design celebrates valuable characteristics of both collegiate and its suburban domestic forms. In two previous appeals, in the early 1990's Planning Inspectors agreed with the Council that the proposed developments, which presented a large building on the corner of Savile Road and Mansfield Road, failed to respond to the "suburban villas within gardens" character that survives here. Officers reiterated this view at the beginning of the dialogue for this current proposal and this has resulted in the present design which replaces a "villa", New Wareham House on the site of the existing building, thus maintaining the significant surviving character and importantly the setting of the adjacent listed building (No.1 Savile Road). Officers consider that the development as proposed offers an appropriate response to both setting and context of the site.

1.6. The design of the tower element of New Warham House has always been a balance between height, proportion and elegance. The proposed amendments have sought to strengthen the visual connection between the tower and the main body of the building at lower levels, to consider further rationalisation of the internal layout and a reduction in the height of the tower element itself. The overall height of the tower has now been reduced by 3.2m from 25m to 21.8m high, which is still above the 18.2m threshold of Policy HE9 of the Oxford Local Plan (OLP), but which is considered to be a reasonable response to the concern about height whilst still maintaining some architectural proportion and elegance and retains the architectural integrity of the development as a whole. It is considered that to lower the height more than that would result in a squat appearance and larger in massing within views and would be detrimental to views and the public realm and heritage assets.

- 1.7. The supporting information demonstrates that along Mansfield Road the new tower height, whilst still above the 18.2m, would not be significantly higher than Harris Manchester's Clock Tower (2.55m higher) and lower than their Gate Tower (2.78m lower) and only 95cm higher than Mansfield College's tower next door. In addition to reducing the height of the tower, the architects have also considered the architectural detailing of both main building and tower and offer a more integrated design approach. Whilst still above the 18.2m Policy threshold of HE9, it is considered that the innovative design with its exceptionally high quality detailing and the positive contribution that the development would make to the city's architectural legacy merits a departure from this Policy being made in this case.
- 1.8. The tower element is an integral element of New Warham House building sitting within the site behind the new Porters Lodge on Mansfield Road and adjacent to Savile House. These important relationships can be clearly seen in the street scene vignettes and verified views offered in support of this application. When travelling from South Parks Road, southward along Mansfield Road New Warham House with its tower would appear sitting between Savile House and the dominant form of Harris Manchester's Library building. The new building would very much read as an integral part of the street scene recognising the important contribution of the existing mature copper beech tree and offering considered, new tree planting. There would be seasonal variation in the contribution of the buildings to the street but it is considered that the new intervention would conserve the important, suburban domestic architectural character reinforcing the existing contribution that changing seasons make. Travelling northward from Holywell Street along Mansfield Road, the tower element of the new building would gradually hove into view, being entirely screened by Harris Manchester Library Building until reaching the junction of Jowett Walk with the main body of New Wareham House rapidly joining its tower element on walking northward. Again both main building and tower would sit amongst proposed tree planting and the existing mature trees on site with the backdrop of Savile House and the new Porters lodge.
- 1.9. Visualisations submitted showing verified night views demonstrate that the proposed tower element would not adversely affect the City's important skyline or have a significant impact on views across the city from identified from public view points at night.
- 1.10. In assessing the impact of the development, officers have attached great weight and importance to the desirability of preserving or enhancing the character and appearance of the conservation area, and the settings of the surrounding listed buildings. It is still considered that the proposed development would cause less-than-substantial harm to designated heritage assets and that this less than substantial harm would be of a low magnitude. The reduction in the height of New Warham tower could be argued to reduce the level of less-than-substantial harm further. The level of less-than-substantial harm that the proposed development and tower element may have on views and heritage assets has been weighed carefully at all stages against identified public benefits that the proposed development would offer, including optimum viable use, in accordance with paragraph 134 of the NPPF.
- 1.11. High quality and particularly innovative design is considered to be a substantial public

benefit and decision makers are encouraged to give great weight to developments that helps to raise the standard of design (paragraph 63 of the NPPF). The quality of architecture and the meticulous care and attention that has been lavished on the design of the proposed buildings and the spaces around them is considerable. In reconsidering the design of New Wareham House and its tower, the architects have provided yet more detail and offered further confidence in the quality of design and in the connections to existing high quality architecture in both immediate and wider context to the site, reinforcing the careful and considered design process that has been undertaken.

- 1.12. The development would also enable the Civil War Rampart, currently overgrown within the rear service area, to be better revealed and understood within a carefully and sensitive landscaped courtyard area with greater public access and visibility. This is one of the few remaining sections of Civil War Rampart left in the City which can be seen above ground therefore in accordance with paragraph 132 of the NPPF great weight should be given to the asset's conservation. The harm caused would be the alteration to the Ramparts setting and it is considered that a high level of weight should be afforded to the public benefit brought by improving its setting the proposed development to the Rampart in this case.
- 1.13. The development secures the optimum viable use of the site consistent with the conservation of heritage assets and their settings (No.1 Savile Road and the Central Conservation Area). It also would provide a high number of new student rooms for New College, a net gain of 74 rooms on land in their ownership, and thus release housing back on to the general housing market which is considered to be a significant benefit given the need for housing in the City. Together these benefits are afforded a high level of weight.
- 1.14. It is considered therefore that the public benefits of the proposal outweigh the less-than-substantial harm in this case in accordance with paragraph 134 of the NPPF. Furthermore, the development would result in a high quality design that makes efficient and optimum use of the site whilst providing a large number of student rooms and thus releasing a significant number of houses back onto the general housing market, in accordance with Local Plan Policies and the NPPF.

ii. Cycle Parking

- 1.15. The amendments to the cycle parking are as a result of concerns expressed about access to the basement. All basement cycle parking under New Warham House has been removed. The suburban character and the setting of the listed building have been taken into account when re-providing these spaces above ground. This has meant that less cycle parking is proposed than previously in order to avoid spreading out into the gardens and harming the important spaces around the listed building and New Wareham House and creating harmful visual clutter around the site. Whilst there would be a reduction, it would still provide 52 covered and uncovered cycle parking spaces in and around the Porter's Lodge in compliance with Policy HP15 of the Sites and Housing Plan (SHP).

iii. Air Quality

- 1.16. The site lies within Oxford's Air Quality Management Area. (AQMA). The NPPF, para 124, states that planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan. Policy CP23 of the OLP states planning permission will not be granted for development which would have a net adverse impact upon the air quality in the Air Quality Management Area, or in other areas where air quality objectives are unlikely to be met.
- 1.17. A revised AQA has been submitted which demonstrates that there would be no negative air quality impacts over current and future receptors as a result of the new development in accordance with CP23, subject to a condition to secure necessary site specific mitigation of dust from construction.

iv. Relationship to Mansfield College

- 1.18. It should be noted that there are a large number of existing windows in Savile House currently facing Mansfield College and some high level windows in the 1960's school building on the boundary. The ability to look into Mansfield College gardens and potentially their rooms already exists. Whilst there would be a change in building massing as a result of the proposed development, the new building is pulled away from the joint boundary which is considered to offset this change in massing. Further information has been submitted regarding the distance between new windows and those windows in rooms at Mansfield College, appended at **Appendix B**. The closest new windows in the northern elevation at upper floor levels, due to the curve of the new building, would have an oblique view towards windows in Mansfield College at a distance of 12.2m and 14.3 m. There would be no direct overlooking into these rooms or loss of privacy. Where windows face across Mansfield Quad the distance would be 29.2m and from the Savile House new extension to Mansfield main Quad building the distance would be 40.1m. This significantly exceeds the general guideline of 21m back to back used between facing residential properties and given the existing situation, it is considered that there would be no significant increase in overlooking or loss of privacy as a result of the new development. In terms of overlooking in to the gardens of Mansfield College the nature/ use of the proposed development is the same as Mansfield College, i.e. student accommodation, and whilst overlooking would be possible, there would be no significant increase in overlooking than currently exists and which is comparable to other student/ residential developments found in the City.

2. CONCLUSION

- 2.1. This report considers the amendments submitted to the proposed development including a reduction in height of the tower, rationalisation of the accommodation within the tower, elimination of basement cycle parking on site and provision at ground level, and Air Quality. It is concluded that the reduction in height of the New Warham House tower element by 3.2m reduces its visibility within short range and long range views. It would not appear prominent in the street scene and the information satisfactorily demonstrates that the tower element of New Warham House would form an integral part of the proposed development and has an appropriate relationship to it and Mansfield Road street scene itself. The proposed tower element would not detract from the historic significance of or adversely compete with the existing 'dreaming Spires of

Oxford' for which Oxford is known. It also concluded that the high level of public benefits derived from the proposed development would outweigh the relatively low level of less-than-substantial harm that would be caused by the proposed development within the protected view cones, Conservation Area and to the setting of any surrounding or adjacent Heritage Assets in accordance with 134 of the NPPF. It is considered therefore that a departure from Policy HE9 of the OLP should be made in this case. The amended cycle parking would be acceptable in accordance with HP15 of the SHP. There would be no significant adverse impact on Air Quality as a result of the development or during construction in accordance with CP23 of the OLP.

- 2.2. Officers consider that subject to the imposition of amended conditions listed at Section 5 of this addendum report the proposal would accord with the policies of the development plan when considered as a whole and the range of material considerations on balance support the grant of planning permission. The Conditions have been revised as a result of further information submitted with the application.
- 2.3. The scheme would also accord with the aims and objectives of the National Planning Policy Framework would constitute sustainable development, and, given conformity with the development plan as a whole, paragraph 14 advises that the development proposal should be approved without delay. Furthermore there are not any material considerations that would outweigh the compliance with these national and local plan policies. The proposal is considered to comply with sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. CONDITIONS

- 1 The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

- 2 The development permitted shall be constructed in complete accordance with the specifications in the application and approved plans listed below, unless otherwise agreed in writing by the local planning authority.

Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings in accordance with policy CP1 of the Oxford Local Plan 2001-2016.

- 3 (i) Samples of the exterior materials to be used shall be submitted to and approved in writing by the Local Planning Authority before the commencement of above ground works on the site.

(ii) Sample panels of the stonework/brickwork demonstrating the colour, texture, face bond and pointing shall be erected on site and approved in writing by the Local Planning Authority before relevant parts of the work are commenced.

The development shall be completed in accordance with the approved details.

Reason: In the interests of the visual appearance of the Central Conservation Area in which it stands in accordance with policies CP1, CP8 and HE7 of the Adopted Oxford Local Plan 2001-2016.

- 4 Notwithstanding the submitted Construction Traffic Management Plan, prior to the commencement of development including demolition and enabling works a revised Construction Traffic Management Plan shall be submitted to and approved in writing by the local planning authority. The construction of the development shall be carried out in strict accordance with the approved plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of local amenity and the free flow of traffic on the public highway in accordance with policies CP1, CP19, CP21 and TR2 of the Adopted Oxford Local Plan 2001-2016.

- 5 Notwithstanding the submitted landscape Masterplan and landscape plans, further detailed plan(s) shall be submitted to and approved in writing by the Local Planning Authority prior to substantial completion of the development as a whole or relevant phase or phases of the development as may be agreed. The plans shall show in detail all proposed tree and shrub planting, treatment of paved areas, and areas to be grassed or finished in a similar manner. Only the approved details shall be implemented.

Reason: In the interests of visual amenity in accordance with policies CP1, CP11 and NE15 of the Adopted Local Plan 2001-2016.

- 6 The landscaping proposals as approved by the Local Planning Authority shall be carried out in the first planting season following substantial completion of the development if this is after 1st April. Otherwise the planting shall be completed by the 1st April of the year in which building development is substantially completed. All planting which fails to be established within three years shall be replaced.

Reason: In the interests of visual amenity in accordance with policies CP1 and CP11 of the Adopted Local Plan 2001-2016.

- 7 Prior to the commencement of the development excluding demolition and enabling works, details of the design of all new hard surfaces and a method statement for their construction shall be submitted to and approved in writing by the Local Planning Authority. Details shall take into account the need to avoid any excavation within the rooting area of any retained tree and where appropriate the Local Planning Authority will expect "no-dig" techniques to be used. The development shall be constructed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To avoid damage to the roots of retained trees. In accordance with policies CP1, CP11 and NE16 of the Adopted Local Plan 2001-2016.

- 8 The development shall be carried out in complete accordance with the methods of working, tree protection measures and the location of all underground services and soakaways for both enabling and main construction periods contained within the approved Arboricultural Assessment and Method Statement by Barrell Tree Consultancy dated 17th May 2018 and Plans Nos. 13303- BT13, BT14, BT15, BT16 unless otherwise agreed in writing by the Local Planning Authority prior to commencement of development.

Reason: To protect retained trees during construction and to avoid damage to the roots of retained trees in accordance with policies CP1, CP11 and NE16 of the Adopted Local Plan 2001-2016.

- 9 The development shall be undertaken in complete accordance with the approved Tree Protection Monitoring Plan (TPMP) Appendix 4 of the Arboricultural Assessment and Method Statement by Barrell Tree Consultancy dated 17th May 2018 at all times. An Arboricultural Clerk of Works (ACoW) appointed by the applicant shall oversee implementation of the approved TPMP.

Reason: To demonstrate compliance with tree protection conditions and to ensure that trees are protected from injury or damage during development. To ensure a high-quality landscape appearance in the interests of public visual amenity in accordance with policies CP1, CP11 and NE15 of the Adopted Local Plan 2001-2016.

- 10 The cycle parking hereby approved shall be implemented prior to occupation in accordance with the approved basement plans and there after retained at all times thereafter.

Reason: To ensure adequate cycle parking provision in accordance with HP15 of the Sites and Housing Plan 2013.

- 11 The student study bedrooms comprised in the development shall not be occupied until the wording of a clause in the tenancy agreement under which the study bedrooms are to be occupied restricting students resident at the premises (other than those registered disabled) from bringing or keeping a motor vehicle in the city has been submitted to and approved by the local planning authority; and the study bedrooms shall only be let on tenancies which include that clause or any alternative approved by the local planning authority.

Reason: To ensure that the development does not generate a level of vehicular parking which would be prejudicial to highway safety, or cause parking stress in the immediate locality, in accordance with policies CP1, TR12, ED6 and ED8 of the Adopted Oxford Local Plan 2001-2016.

- 12 Prior to occupation of the development involving residential accommodation details of a Student Travel Information Pack shall be submitted to and approved in writing by the local planning authority in consultation with the local highway authority. The approved Student Travel Information Pack Travel information pack shall be provided to every resident on their first occupation.

Reason: In the interests of sustainability and to ensure a satisfactory form of development, in accordance with Policy CS25 of the Core Strategy and the National Planning Policy Framework.

- 13 Prior to the first occupation of any part of the development hereby permitted the applicant shall submit to and obtain the agreement in writing of the local planning authority, a travel plan for both New College School and New College. The plan shall detail how it is proposed to achieve a reduction in the amount of staff vehicles accessing the replacement car parking site over a rolling 5 year period, the means for implementing the plan, method of monitoring and amending the plan on an annual basis. The results of the annual monitoring exercise shall be submitted to the local planning authority in writing and the travel plan amended accordingly in light of discussions with the local planning authority.
- Reason. To limit the number of journeys by private motor car and reduce the pressure for car parking in the locality in accordance with policies CP1, TR2 and TR12 of the Adopted Oxford Local Plan 2001-2016.

- 14 Prior to commencement of development excluding demolition and enabling works, a final drainage strategy shall be submitted and approved by the Local Planning Authority, in

accordance with the Preliminary Drainage Strategy as detailed within the Price and Myers Drainage Report Version 2 - March 2018. Consultation and agreement to discharge into the sewer network should be sought with Thames Water, and evidence of this agreement submitted with the final drainage strategy. The development shall be implemented in accordance with the approved final drainage strategy.

Reason: To ensure compliance with Policy CS11 of the Oxford Core Strategy 2011-2026.

- 15 The SuDS Maintenance plan as detailed in 'Drainage Report Version 2 - March 2018' should be implemented by the property owner for the lifetime of the development. Evidence of how this will be implemented should be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the drainage system functions safely and effectively for the lifetime of the development and reduce the risk of flooding elsewhere in accordance with Policy CS11 of the Oxford Core Strategy 2011-2026.

- 16 The work should be carried out in accordance with the proposed mitigation measures outlined in the Ecology Report by Applied Ecology Ltd, Version 3 dated March 2018, including hand removal of hanging tiles on Warham House and measures to protect mammals from being trapped in open excavations and/or pipe and culverts.

Reason: In the interest of avoiding harm to mammals and harm to protected species leading to a criminal offence as outlined by the Conservation of Species & Habitats Regulations 2010.

- 17 Notwithstanding the mitigation measures under condition 18 above, further details of the direct compensation and mitigation for the loss of the single bat roost including specific location and specification of bat features to be provided shall be submitted to and approved in writing by the Local Planning Authority prior to work starting on site. The measure shall be maintained for a minimum of 5 years.

Reason: To ensure the compensation implemented and in the interest of avoiding harm leading to a criminal offence as outlined by the Conservation of Species & Habitats Regulations 2010

- 18 Prior to the commencement of the development excluding demolition and enabling works, details including specification and location plans of biodiversity enhancement measures including at least 20 x bird nesting and 5 x bat roosting devices shall be submitted to and approved in writing by the local planning authority. The approved measures shall be incorporated into the scheme and be fully constructed prior to occupation of the approved development and retained as such thereafter.

Reason: In the interests of improving the biodiversity of the City in accordance with NPPF and policy CS12 of the Oxford Core Strategy 2026.

- 19 All works shall be carried out and completed in accordance with the approved written scheme of investigation New College School Enabling Works Savile Road Oxford Written Scheme of Investigation for an archaeological watching brief Museum of London Archaeology 2017, unless otherwise agreed in writing by the Local Planning Authority, and i) The programme and methodology of site investigation and the nomination of a competent person(s) or organisation to undertake the agreed works; and ii) The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: Because the development may have a damaging effect on known or suspected elements of the historic environment of the people of Oxford and their visitors, including late- Saxon, medieval and post-medieval remains in accordance with Policy HE2 of the Oxford Local Plan 2001-2016.

- 20 Before any work hereby authorised begins, full details of foundations, services and other groundworks shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order to ensure that archaeological remains are not unnecessarily damaged by inappropriate ground works in accordance with Local Plan Policy HE2.

- 21 Before any work hereby authorised begins, a detailed methodology for the demolition of standing structures in such a manner as to protect archaeological remains below, shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order to ensure that archaeological remains are not damaged by demolition works in accordance with Oxford Local Plan Policy HE2.

- 22 Before any work hereby authorised begins, a detailed methodology for the protection of the extant Civil War Rampart during construction works (as defined on plan A) shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order to ensure that the Civil War earthworks are not damaged during construction works.

- 23 Before any work hereby authorised begins, a detailed methodology for the landscaping of the Civil War rampart and its periphery (including steps, path, planting and boundary treatments) shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order to ensure that the setting of the Civil War earthworks are enhanced in mitigation of harm to below ground remains in accordance with Oxford Local Plan Policy HE2.

- 24 No development shall take place until a written scheme of investigation (WSI) has been submitted to and approved in writing by the Local Planning Authority. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

o The programme and methodology of site investigation (including historic building recording) and the nomination of a competent person(s) or organisation to undertake the agreed works.

o The programme for interpretation, public archaeology (including popular leaflet and artist's illustration), post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

Reason: Because the development may have a damaging effect on known or suspected elements of the historic environment of the people of Oxford and their visitors, including potentially prehistoric, Roman, late-Saxon, medieval and post-medieval remains in accordance with Oxford Local Plan Policy HE2.

Scope of recording-

The archaeological recording should consist of a watching brief during enabling works and Level II photographic survey of the No 1 Savile House extension prior to demolition followed by a programme of excavation and watching brief for the main scheme. The footprint of the new basement will require strip and record excavation and it should be noted that any surviving areas of redeposited loam and any features sealed below will require detailed recording. The archaeological works should include a programme of public archaeology including signage, open day and provision of a popular A3 fold out leaflet (including an artist's reconstruction illustration of the Civil War rampart) with a suitable print run and pdf version.

- 25 No development shall take place until a Construction Environmental Management Plan (CEMP) containing the site specific dust mitigation measures identified for this development has first been submitted to and approved in writing by the Local Planning Authority. The specific dust mitigation measures that need to be included and adopted in the referred plan can be found on chapter 6 (pages 25-27) of the Air Quality Assessment submitted with the application (document's ref number: 70045351-001, from April 2018).

Reason: to ensure that the overall dust impacts during the construction phase of the proposed development will remain as *"not significant"* in accordance with the results of the dust assessment and with Core Policy 23 of the Oxford Local Plan 2001- 2016.

- 26 Within 6 months of the commencement of development details of a scheme of public art within the development shall be submitted to and approved in writing by the Local Planning Authority. The public art shall be installed prior to the full occupation of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: To give further consideration to the matter and in order to comply with Policy CP25 of the Oxford Local Plan 2001- 2016.

- **APPENDICES**

Appendix A – Report for WAPC April Committee

Appendix B – Window distances

- **HUMAN RIGHTS ACT 1998**

Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to approve this application. They consider that the interference with the human rights of the applicant under Article 8/Article 1 of Protocol 1 is justifiable and proportionate for the protection of the rights and freedom of others or the control of his/her property in this way is in accordance with the general interest.

- **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 of planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community.