Agenda

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OXFORD CITY COUNCIL

West Area Planning Committee

Date: **Wednesday 8 June 2011**

Time: **5.00 pm**

Place: **The Old Library, Town Hall**

For any further information please contact:
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If you would like help to understand this document please call Alec Dubberley, Democratic Services Officer on or email adubberley@oxford.gov.uk in advance of the meeting.

West Area Planning Committee

Membership

Chair

Vice-Chair

Councillor Elise Benjamin	Iffley Fields
Councillor Colin Cook	Jericho and Osney
Councillor John Goddard	Wolvercote
Councillor Michael Gotch	Wolvercote
Councillor Graham Jones	St Clement's
Councillor Shah Khan	Cowley
Councillor Bob Price	Hinksey Park
Councillor John Tanner	Littlemore
Councillor Oscar Van Nooijen	Hinksey Park

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AGENDA

		Pages
1	**ELECTION OF CHAIR FOR THE COUNCIL YEAR 2011/12**	
2	**ELECTION OF VICE-CHAIR FOR THE COUNCIL YEAR 2011/12**	
3	**APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**	
4	**DECLARATIONS OF INTEREST** Councillors serving on the Committee are asked to declare any personal or personal prejudicial interests they may have in any of the following agenda items.	
5	**PARKS ROAD, OXFORD - 11/03210/CAC AND 11/03207/FUL** (i): 10/03210/CAC: Removal of existing ornamental gates and sections of railings fronting Lindemann building and to University parks. (ii): 10/03207/FUL: Demolition of former lodge building and removal of temporary waste stores. Erection of new physics research building on 5 levels above ground plus 2 basement levels below with 3 level link to Lindemann building. Creation of landscaped courtyard to South of new building and cycle parking to North. Re-erection of Lindemann gates to repositioned entrance to University Parks and of University Park gates to new entrance further north opposite Dept of Materials. Re-alignment of boundary railings. **Officer recommendation**: approve with conditions	1 - 32
6	**LAND ADJACENT DYSON PERRINS LABORATORY, SOUTH PARKS ROAD, OXFORD 11/03254/FUL** Demolition of existing Physical and Theoretical Chemistry Laboratory to the north side of South Parks Road. Erection of new chemistry research laboratory to include lecture theatre, teaching and research laboratories, stores, workshops and ancillary cafe space on 3 levels below ground and 4 levels above plus roof level plant room. Provision of hard and soft landscaping, 15 car parking space plus 408 cycle parking spaces. Construction of underground pedestrian tunnel under South Parks Road to connect to existing chemistry research laboratory (CRL1). Extension to offices and atrium at CRL1 and creation of new entrance to Mansfield Road. **Officer recommendation:** approve with conditions	33 - 62

7 THE CLARENDON CENTRE, CORNMARKET STREET, OXFORD - 11/00317/FUL 63 - 74

Demolition of existing Curry's Unit, reconfiguration of existing office entrance and construction of new three storey retail (use class A1) unit over part of existing Shoe Lane Mall to incorporate existing retail space on first and second floors

Officer recommendation: To support the proposal but defer the application in order to allow completion of a Unilateral Undertaking and to delegate to Officers the issuing of the notice of permission subject to conditions on its completion.

8 21 NORHAM ROAD, OXFORD - 11/00839/FUL 75 - 82

Part single storey, part two storey, side extension.

Officer recommendation: approve with conditions

9 30 JERICHO STREET, OXFORD - 11/01152/CT3 83 - 88

Single storey extension

Officer recommendation: approve with conditions

10 TOWN HALL, ST ALDATE'S, OXFORD - 11/01152/CT3 89 - 94

Installation of external fire escape.

Officer recommendation: approve with conditions

11 FORTHCOMING PLANNING APPLICATIONS

The following items are listed for information. They are not for discussion at this meeting.

1) St Clements Car Park: Student accommodation: 11/01040/FUL
2) Hernes Road: 9 houses: 10/02605/FUL
3) 376 Banbury Road: 9 flats: 11/00755/FUL
4) University Science Area: Masterplan: 11/00940/CONSLT (not a planning application)
5) 190 Iffley Road: Office in garden: 11/00268/FUL
6) 16 Blenheim Drive: 11/01033/FUL: 2 houses
7) 92 Gloucester Green: 11/01135/FUL: Change of use from retail shop to restaurant

8) 98 Gloucester Green: 11/01140/FUL: Change of use from retail shop to restaurant

9) 99 Gloucester Green: 11/01142/FUL: Change of use from retail shop to restaurant

10) 15 Farndon Road: 11/01200/FUL: Extension.

11) Mill St / Osney Lane, Oxford: 11/00927/FUL: Student Accommodation

12 PLANNING ENFORCEMENT - PERFORMANCE UPDATE 95 - 100

The Head of City Development has submitted a report which informs Members of the performance of the Planning Enforcement function within City Development.

The Committee is asked to note the report.

13 PLANNING APPEALS 101 - 106

To receive information on planning appeals received and determined during April 2011

The Committee is asked to note this information.

14 DATES AND TIMES OF FUTURE MEETINGS

The Committee is asked to note the dates of future meetings and to decide if it wishes to continue to meet at 5.00pm.

Wednesday 13 July 2011 (and 14 July if necessary)
Wednesday 10 August 2011 (and 11 August if necessary)
Wednesday 14 September 2011 (and 15 September if necessary)
Wednesday 12 October 2011 (and 13 October if necessary)
Wednesday 9 November 2011 (and 10 November if necessary)
Tuesday 8 December 2011 (and 9 December if necessary)
Wednesday 11 January 2012 (and 12 January if necessary)
Wednesday 15 February 2012 (and 16 February if necessary)
Wednesday 14 March 2012 (and 15 March if necessary)
Tuesday 11 April 2012 (and 12 April if necessary)

DECLARING INTERESTS

What is a personal interest?

You have a personal interest in a matter if that matter affects the well-being or financial position of you, your relatives or people with whom you have a close personal association more than it would affect the majority of other people in the ward(s) to which the matter relates.

A personal interest can affect you, your relatives or people with whom you have a close personal association positively or negatively. If you or they would stand to lose by the decision, you should also declare it.

You also have a personal interest in a matter if it relates to any interests, which you must register.

What do I need to do if I have a personal interest?

You must declare it when you get to the item on the agenda headed "Declarations of Interest" or as soon as it becomes apparent to you. You may still speak and vote unless it is a prejudicial interest.

If a matter affects a body to which you have been appointed by the authority, or a body exercising functions of a public nature, you only need declare the interest if you are going to speak on the matter.

What is a prejudicial interest?

You have a prejudicial interest in a matter if;

a) a member of the public, who knows the relevant facts, would reasonably think your personal interest is so significant that it is likely to prejudice your judgment of the public interest; and

b) the matter affects your financial interests or relates to a licensing or regulatory matter; and

c) the interest does not fall within one of the exempt categories at paragraph 10(2)(c) of the Code of Conduct.

What do I need to do if I have a prejudicial interest?

If you have a prejudicial interest you must withdraw from the meeting. However, under paragraph 12(2) of the Code of Conduct, if members of the public are allowed to make representations, give evidence or answer questions about that matter, you may also make representations as if you were a member of the public. However, you must withdraw from the meeting once you have made your representations and before any debate starts.

CODE OF PRACTICE FOR DEALING WITH PLANNING APPLICATIONS AT AREA PLANNING COMMITTEES AND PLANNING REVIEW COMMITTEE

Planning controls the development and use of land in the public interest. Applications must be determined in accordance with the Council's adopted policies, unless material planning considerations indicate otherwise. The Committee must be conducted in an orderly, fair and impartial manner.

The following minimum standards of practice will be followed. A full Planning Code of Practice is contained in the Council's Constitution.

1. All Members will have pre-read the officers' report. Members are also encouraged to view any supporting material and to visit the site if they feel that would be helpful

2. At the meeting the Chair will draw attention to this code of practice. The Chair will also explain who is entitled to vote.

3. The sequence for each application discussed at Committee shall be as follows:-

    (a) the Planning Officer will introduce it with a short presentation;

    (b) any objectors may speak for up to 5 minutes in total;

    (c) any supporters may speak for up to 5 minutes in total;

    (Speaking times may be extended by the Chair, provided that equal time is given to both sides. Any non-voting City Councillors and/or Parish and County Councillors who may wish to speak for or against the application will have to do so as part of the two 5-minute slots mentioned above;

    (d) voting members of the Committee may raise questions (which shall be directed via the Chair to the lead officer presenting the application, who may pass them to other relevant Officer/s and/or other speaker/s); and

    (e) voting members will debate and determine the application.

4. Members of the public wishing to speak must send an e-mail to **planningcommittee@oxford.gov.uk** before 10.00 am on the day of the meeting giving details of your name, the application/agenda item you wish to speak on and whether you are objecting to or supporting the application(or complete a 'Planning Speakers' form obtainable at the meeting and hand it to the Democratic Services Officer or the Chair at the beginning of the meeting)

5. All representations should be heard in silence and without interruption. The Chair will not permit disruptive behaviour. Members of the public are reminded that if the meeting is not allowed to proceed in an orderly manner then the Chair will withdraw the opportunity to address the Committee. The Committee is a meeting held in public, not a public meeting,

6. Members should not:-

    (a) rely on considerations which are not material planning considerations in law;

    (b) question the personal integrity or professionalism of officers in public;

    (c) proceed to a vote if minded to determine an application against officer's recommendation until the reasons for that decision have been formulated; and

    (d) seek to re-design, or negotiate amendments to, an application. The Committee must determine applications as they stand and may impose appropriate conditions.

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West Area Planning Committee 8 June 2011

Application Numbers: (i): 10/03210/CAC
(ii): 10/03207/FUL

Decision Due by: 23 February 2011

Proposals: (i): 10/03210/CAC: Removal of existing ornamental gates and sections of railings fronting Lindemann building and to University parks.
(ii): 10/03207/FUL: Demolition of former lodge building and removal of temporary waste stores. Erection of new physics research building on 5 levels above ground plus 2 basement levels below with 3 level link to Lindemann building. Creation of landscaped courtyard to South of new building and cycle parking to North. Re-erection of Lindemann gates to repositioned entrance to University Parks and of University Park gates to new entrance further north opposite Dept of Materials. Re-alignment of boundary railings.

Site Address: Land adjacent to the Clarendon Laboratory, Parks Road, **Appendix 1**.

Ward: Holywell Ward

Agent: DPDS Consulting Group **Applicant:** The University Of Oxford

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Recommendations: Committee is recommended to grant conservation area consent and planning permission, subject to conditions.

Reasons for Approval.

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.

2. The Council considers that the proposal, subject to the conditions imposed, would accord with the special character and appearance of the conservation areas it adjoins. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity.

3. The planning application seeks to provide replacement and consolidated facilities for the University's Department of Physics on a site currently occupied by car

parking, temporary storage units and an undistinguished lodge building. The proposals are in line with planning policies to support new academic and research facilities for the University on its own landholdings at appropriate locations and delivers state of the art research facilities for the cutting edge research undertaken by the Department. The development is at a sustainable location and removes private car parking in order to create a paved and landscaped forecourt with seating. The distinctive contemporary styling and form of the building changes the relationships of buildings it adjoins including that to the Grade 1 Keble College chapel, but not such that planning permission should be withheld. A new entrance to University Parks is also provided with the potential to open up new routes. Officers conclude that the balance of advantage lies with supporting the proposals.

4. Many of the comments received from statutory agencies and third parties relate to the relationship of the proposed building to Keble College chapel in particular. However the proposals have emerged following a lengthy and detailed dialogue with City officers, English Heritage and others, and following a presentation to the South East Regional Design Panel (SERDP) which was supportive of the proposals. It is accepted by English Heritage that a building can be achieved at this location and that the University has made a strong case for its construction, but concerns are raised regarding its height and changed views in the locality. Officers do not conclude that reducing the height of the building in response is appropriate however as its proportions and form would be prejudiced as a consequence. Detailed matters relating to architectural detailing and precise choice of materials etc can be addressed by the imposition of appropriate conditions.

Conditions

(i): 10/03210/CAC:

1 Commencement of work
2 Approved plans

(ii): 10/03207/FUL:

1 Development begun within time limit
2 Develop in accordance with approved plns
3 Materials
4 Architectural details
5 PD rights
6 Student numbers
7 Landscape plan required
8 No felling lopping cutting
9 Landscape underground services - tree roots
10 Tree Protection Plan (TPP) 1
11 Arboricultural Method Statement (AMS) 1
12 Landscape carry out after completion
13 Landscape management plan
14 Car parking numbers
15 Control of car parking
16 Works to highway / public realm
17 Cycle parking spaces

18 External lighting
19 Travel plan
20 Construction travel plan
21 Construction management plan
22 Ground source heat pumps
23 Groundwater drainage
24 Groundwater level monitoring
25 Plant noise attenuation
26 Sustainable drainage
27 Petrol / oil interceptors
28 Natural resource impact analysis
29 Archaeology
30 Public art
31 Habitat creation

Principal Planning Policies.

Oxford Local Plan 2001 to 2016.
CP1 - Development Proposals
CP6 - Efficient Use of Land & Density
CP8 - Design Development to Relate to its Context
CP9 - Creating Successful New Places
CP10 - Siting Development to Meet Functional Needs
CP11 - Landscape Design
CP13 - Accessibility
CP14 - Public Art
TR1 - Transport Assessment
TR2 - Travel Plans
TR3 - Car Parking Standards
TR4 - Pedestrian & Cycle Facilities
TR11 - City Centre Car Parking
TR12 - Private Non-Residential Parking
NE11 - Land Drainage & River Engineering Works
NE14 - Water and Sewerage Infrastructure
NE15 - Loss of Trees and Hedgerows
HE1 - Nationally Important Monuments
HE2 - Archaeology
HE3 - Listed Buildings and Their Setting
HE7 - Conservation Areas
HE8 - Important Parks & Gardens
HE9 - High Building Areas
HE10 - View Cones of Oxford
ED7 - Oxford University - Additional Development

Oxford Core Strategy 2026.
CS2 - Previously developed and greenfield land
CS4 - Green Belt
CS9 - Energy and natural resources
CS10 - Waste and recycling
CS13 - Supporting access to new development

CS17 - Infrastructure and developer contributns
CS18 - Urban design, town character, historic env
CS19 - Community safety
CS25 - Student accommodation
CS29 - The universities

Other Policy Considerations:
PPS1: Delivering Sustainable Development (2005).
PPG2: Green Belts (2001).
PPS5: Planning for the Historic Environment (2010).
PPG13: Transport (2001).
PPS22: Renewable Energy (2004).

Public Consultation.

Prior to the submission of the planning application the University held exhibitions of the emerging proposals at the Sir Martin Wood Lecture Theatre on 25th June and 11th October 2010, and at Oxford Town Hall on 1st November 2010. The first two were attended by councillors and invited interested parties whilst the latter was opened to a wider audience and advertised in the local press and media accordingly. In addition the South East Regional Design Panel (SERDP) received a presentation on the proposals on 18th October 2010 and subsequently commented that the scale was correct and the architectural approach stimulating, with the prospect of making a positive contribution to this part of Oxford. The group concluded that the overall impression was of a well mannered building which picked up some aspects of its surroundings such as the vertical rhythms of Keble College chapel without being derivative, the materials being thoughtfully chosen with colours complementing its neighbours. Some minor adjustments to the design were suggested however. Individual presentations were also made to Keble College as the nearest neighbour to the development. As a consequence of the feedback from these events the design of the proposed development was amended with adjustments to its overall shape and form; changes to the roofscape; modifications to the building relative to the Lindemann building; and alterations to the design of the entrances to University Parks.

On submission of the planning application normal consultation procedures were undertaken. The comments received may be summarised as follows.

Statutory Agencies & Interested Parties.

Environment Agency: No objections; suggest conditions relating to ground source heat pumps and groundwater drainage.
Thames Water: Waste - recommend non return valves; surface water drainage - recommend that storm water are attenuated or regulated into receiving public network through on or off site storage; basement – drainage to pump to ground level; informatives - main crossing site may need to be diverted at applicant's cost; developer to take account of water pressure levels.
Oxfordshire County Council, Highways (1): Recommend that soakaways be designed to provide sufficient capacity to deal with surface water drainage within development with overflow to surface water sewer only in extreme conditions.

Oxfordshire County Council, Highways (2): No objection of principle; content with amount of cycle parking – plan required indicating locations; SUDS drainage scheme to be agreed; highway / public realm works to be funded by University; Travel Plan and Construction Travel Plan to be secured by condition.
Natural England: Development unlikely to affect site of Special Scientific Interest (SSSI) at New Marston; further bat survey before commencement; bat sensitive landscape scheme recommended; vegetation clearance should take place outside bird nesting season; measures to improve biodiversity should be considered.
Thames Valley Police Crime Prevention Design Advisor: No objection; security to be addressed by University's own security services; encourage liaison with TVP on terrorism and storage issues.
English Heritage: Scale of building such that it would have adverse impact on significance of Keble Chapel and views within the conservation area; University has made out a strong case for the development; no objection in principle to a new building here; would dominate views along Parks Road and Keble Road and some views from across University Parks; proposed building picks up the strong rhythm of the of Chapel opposite and colour of proposed materials would sit comfortably with the polychromatic brickwork of Keble; new building would be viewed as being in close proximity to Chapel, undermining its pre eminence and consequently its significance; harm to setting of Chapel could be mitigated by reduction in height; sufficient justification should be submitted to outweigh harm caused by proposed development; acknowledge that there are wider benefits in terms of creating facilities which are commensurate with international standing of University's Physics Department; recommend that potential for reducing height of building is investigated; if no alternative to height proposed local authority should be satisfied that benefits would outweigh harm
Victorian Group of OAHS: Detrimental impact on listed Keble College Chapel; need for new building not demonstrated; buildings to rear of Clarendon Laboratory should be rationalised first; façade of Lindemann Building should be retained; adversely effects views from University Parks; two level basement would have significant consequences for archaeology; extends the built up area of Science area; Science area already overdeveloped; University should transfer some of its activities elsewhere (eg Cowley, Begbroke); arguments for relocation of Parks gates inconsequential.
Oxford Preservation Trust: Not an obvious site on which to build; cannot support building which is too large and would dominate area; also too high, breaching Carfax height limits; adversely affects views of Keble College Chapel and tower of University Museum from street and from University Parks; more thought should be given to treatment of corner of building viewed from north; would want building kept away from Lindemann building by creating courtyard; application should be withdrawn or refused.
Keble College: Some early concerns addressed, but concerns about location, massing and detailing remain; impairs relationship between College chapel and University Parks; does not continue the established pattern of development along the east side of Parks Road; forward of general frontages of Lindemann and Townsend buildings, presenting its flank not frontage to the street; exceeds Carfax height limits, invading time honoured views; use of central atrium feature uses more space than a more straightforward design - same net floorspace could have been provided in a smaller building; arbitrary variety in the façade treatment - should be more ordered and restrained.

Oxford Green Belt Network: Adverse impact in views from University Parks which falls within Green Belt; building bulky and overbearing; impact on views of Grade1 chapel at Keble College; question necessity to relocate gates to University Parks.

Following receipt of these comments including those of SERDP the applicant has made adjustments to the design of the proposed building in two respects. Firstly the treatment of the south elevation is amended to so that the cladding shown at second and third floors is extended down across the first floor, assisting in identifying the entrance to the building. The second change was to the roof over the central atrium which has been lowered at the western end by 2.5m to form a monopitch structure rather than a flat one, reducing the building's volume and overall bulk. A second round of consultation was undertaken on the amended application and the following additional comments received:

Victorian Group of OAHS: Building should not be erected at this site; design of roof less satisfactory than previously and still prominent in views from south and north.
Thames Valley Police Crime Prevention Design Advisor: No objection to amended plans; no further comments to make.
Oxford Preservation Trust: Changes do not address concerns; bulk, mass and height of building would dominate area and intrude into setting of adjacent buildings, parks and conservation area; would obscure tower of University Museum when viewed from north; would compete with chapel of Keble College.
English Heritage: Amended plans address previous concerns with limited success; scale of development not addressed or locating some uses elsewhere; would still cause harm to setting of Keble Chapel and conservation area; no additional information on wider public benefit.

In response to the comments raised and as further context to the proposals the University has produced a short statement which is attached as **Appendix 2** to this report.

Background to Proposals.

1. The planning application proposes the construction of a new Physics research building for the University at a site to the north - west corner of the University Science Area. **Appendix 1** refers. It is the latest in a series of major projects in the University Science Area which include the concurrent planning application for a further Chemistry research building at South Parks Road plus refurbishment of the Tinsley Building fronting Mansfield Road; the newly completed Earth Sciences and Oxford Molecular Pathology Institute (OMPI) buildings; extension to the Pitt Rivers Museum; and the Phase 1 completion of a new Biochemistry building. A Masterplan for the Science Area has also been prepared and will come to committee for its consideration at a future meeting.

2. The site for the new building is currently occupied by car parking which would be largely lost in these proposals and is located adjacent to but outside both the Central (City and University) and North Oxford Victorian Suburb Conservation Areas. It is however sited at a sensitive location directly opposite Keble College with its Grade 1 listed Victorian Gothic chapel to the west side of Parks Road, and along the boundary of University Parks which falls within the Oxford Green

Belt and is listed in the Statutory Register of Historic Parks and Gardens. To the east of the application site are the University's Lindemann, Martin Wood and Townsend buildings, generically known as the Clarendon Laboratory. Of these the Townsend building is also listed, Grade II. The development also envisages the demolition of a former lodge building dating from the 1930s. This undistinguished building was originally built for residential use but has been occupied as a small office for many years. A further lodge building, Museum Lodge, listed Grade II exists further south adjacent to the Earth Sciences Building, but is not directly affected by these proposals other than its setting from the north being significantly improved by the removal of car parking. In addition to this and Keble, other important listed buildings exist nearby, most notably the Grade 1 listed University Museum.

3. In addition to the Clarendon Laboratory group of buildings the University's Physics Department also occupies the Atmospheric Physics Building to the east side of Parks Road plus the Denys Wilkinson Building and nos.1 to 4 Keble Road. The teaching and laboratory floorspace in these buildings is however outmoded and no longer suitable for the cutting edge research being undertaken in them. Moreover circulation and movement between buildings is tortuous leading to poor interaction between the different sections which make up the Physics Department. The University therefore seeks to address these shortcomings by concentrating Physics in a series of adjacent and better connected buildings.

4. Currently the Physics Department employs some 453 staff, with the new building intended to accommodate 235 of them. Of this figure of 235,180 will be transferred from other buildings within the department, with the remaining 55 being new members of staff. Some of the accommodation vacated would be reassigned to other uses, but in the main the space vacated which is currently overcrowded and ill suited to modern requirements would be remodelled for remaining occupiers. The new building would also provide additional facilities for the 300 students studying Physics at the University.

5. The primary purpose of the new building would be to accommodate Theoretical Physics. In the longer term the poor quality Lindemann and other buildings at the Clarendon Laboratory could also be redeveloped, with the exception of the listed Townsend Building. This would ultimately result in the whole of the Physics Department being within the main Science Area in close proximity to Chemistry and to the major medical sciences buildings.

6. The principal determining issues in this case are assessed to be:
    - planning policy;
    - architecture and built forms;
    - trees and landscaping
    - historic context;
    - an assessment of the impacts of development;
    - highways, access and parking; and
    - sustainability.

Officers Assessment.

Planning Policy.

7. Although the application site is not specifically allocated for development within the Local Plan or recently adopted Core Strategy, the latter supports the development of additional academic buildings at appropriate University sites where they respect the character and setting of the City's historic core. As this application relates to accommodation for the University's Physics Department then committee is also reminded that newly adopted Core Strategy policy CS25 applies. This replaces Local Plan policy ED8 and requires that new teaching and academic floorspace for the University should be matched by new residential accommodation for its students and should only be permitted providing no more than 3,000 students live outside purpose built student accommodation.

8. Although figures can sometimes be difficult to interpret as many of the University's research fellows have both teaching and studying roles, as of 2010 that figure stood at 2,688. In addition major developments recently completed, under construction or at the planning stage at St. John's, Lady Margaret Hall, Keble, Pembroke, St. Hilda's and St Hugh's will further reduce that figure in the near future. Moreover the central University also holds an extant planning permission for 590 graduate student study rooms at its development at Castle Mill, Roger Dudman Way, of which only a first phase of 208 rooms has yet been built out and occupied. The planning application therefore complies with the terms of policy CS25 of the Core Strategy. A condition is suggested however requiring that the 3000 figure must continue to be met.

9. Whilst a range of more general policies relate to the proposed development, (listed at the head of this report), most relevant perhaps are those relating to the historic environment, even though the application site falls just outside the Central Conservation Area. These including HE9 of the Local Plan relating to high buildings plus HE3 and HE 7 relating to listed buildings and the Central Conservation Area respectively. Policy CS4 of the newly adopted Core Strategy relating to the Oxford Green Belt plus SR2 and SR 5 of the Local Plan relating to open spaces and sports facilities are also relevant, as are HE8 relating to historic parks and gardens, and transport policies for the central area TR3, TR 11 and RE12.

10. At a national level the revised Planning Policy Statement No. 5: "*Planning for the Historic Environment*" (PPS5) of March 2010 is of particular relevance. This re-affirms the government's commitment to the historic environment and requires that applicants and the local planning authority have sufficient information to understand the significance of heritage assets and to understand the impacts that any proposal would have on them. It advises in particular that local planning authorities should take into account the desirability of sustaining and enhancing significant heritage assets and acknowledging the positive role that their conservation can make to the establishment and maintenance of sustainable communities and economic viability. PPS 5 recognizes therefore that intelligently managed change may sometimes be necessary if heritage assets are to be

maintained for the long term, but equally that it is desirable for new development to make a positive contribution.

11. The applications the subject of this report are supported by material that assesses the heritage value of historic buildings on or near the application site and also the significance of views of the site from a variety of locations. The supporting information shows how the proposals have been informed by this analysis and examines the impact of the proposed new buildings.

12. Apart from the new gates and access to University Parks opposite the Department of Materials, the application site falls outside both the Central and Victorian Suburb Conservation Areas, though lies immediately adjacent to both. Nevertheless its position at the north - west corner of the University Science Area overlooking the statutorily "registered" garden of University Parks within the Oxford Green Belt, and opposite the Keble College means the proposed new building would be situated at a highly prominent and sensitive location.

Architecture and Built Forms.

13. The eastern side of Parks Road between its junction with South Parks Road and University Parks is made up of an alternate series of buildings and spaces fronting the street. From the south these are the Radcliffe Science Library, green to the Science Museum, the (old) Earth Sciences building, and parking forecourt to the Clarendon Laboratory respectively. These proposals seek to provide a third pavilion building at this northern end near the entrance to University Parks for the Physics Department and convert what is a nondescript car parking area into a paved and landscaped, predominantly pedestrian space. The fine Atlantic Blue cedar tree situated to the front of the Martin Wood Lecture Theatre would remain within the new forecourt. In removing the car parking and temporary storage cabins located here and constructing in their place the new building and landscaped forecourt the intention would be to create a stronger rhythm of buildings and spaces to this side of Parks Road. It would also provide a clear "gateway" to the main part of the Science Area when approaching from the north, defined by the new building to the east side of Parks Road and Keble College Chapel to the west.

14. The new Physics building is essentially a rectangular structure of contemporary design on 5 floors above ground and two below providing some 5,773 sq m of new research accommodation. It would be physically attached to the Lindemann building by a 3 storey glazed link which would contain the main entrance point to the Clarendon Laboratory complex of buildings. With the bulk of the car parking removed, only essential operational car parking would remain. The southern part of the landscaped forecourt would however continue to act as a through route for the servicing of other buildings in the Science Area.

15. The bulk of the building is shown to be within Carfax height but parts of the façade in the south west corner, the roof plant, glazed atrium, and ventilation chimneys rise above. At parapet level the building will be at a similar height to the eaves of Keble Chapel. The building will be clad with vertical bronze fins over a glazed façade in response to the colour and tone of Keble College's brickwork

and as a response to the verticality and rhythm of the college's facades.

16. Since submission of the planning application, the design of the building has been adjusted in two respects. The treatment of the south elevation is amended so that the cladding shown at second and third floors is extended down across the first floor, assisting in identifying the entrance to the building, whilst the roof over the central atrium has been lowered at the western end by 2.5m to form a monopitch structure rather than a flat one, reducing the building's volume and overall bulk.

17. The principal entrance would be within the glazed link on the south side of the new structures facing the landscaped forecourt, providing a unified gateway into the extended Clarendon Laboratory complex for all disciples within the Physics Department. A secondary access would also exist from Parks Road. In addition to circulation and break out spaces and shared facilities such as showers etc, the ground floor of the building is given over to seminar and teaching spaces to the south side, with the building's main plant room on the northern side above the experimental physics laboratories. These are located at basement levels in order to provide controlled environments for the work undertaken there, including controlling vibration. The bulk of the accommodation at first to fourth floor is arranged around a central atrium and is laid out largely in the form of single, paired and group offices for theoretical physics.

18. The proposals also include the repositioning of the south - west entrance to University Parks a little further to the south to a position just north of the new building. The new building has been splayed at its north - western corner to provide a better field of view to this repositioned entrance and improve the pedestrian approach to University Parks from the south. The existing nearby gated access fronting the Lindemann building would be closed and its gates re - erected at the repositioned entrance to University Parks. Further north along Parks Road, a wholly new entrance to the Parks would be created opposite the University Department of Materials where the existing University Parks gates would be relocated.

Trees and Landscaping.

19. A full tree survey accompanies the planning application together with an illustrative landscape plan. The survey extends beyond the application site to include the adjacent part of University Parks and the grass verge to Parks Road. Some 7 trees are required to be removed to facilitate the development, two on the footprint of the actual building, but others in the immediate vicinity. These are 2 limes, 1 yew, 1 silver birch, 1 maidehead fern, 1 Lawson Cyprus and 1 recently planted young beech. Of these 4 are assessed as of grade B moderate visual quality and 2 grade C low quality. The young beech is a small specimen recently planted which is not graded. It replaces a mature horse chestnut tree to the frontage of the Lindemann building protected by Tree Preservation Order but felled in recent times for public safety reasons as it was diseased. In addition low level shrubbery is indicated for removal along the line of the railings to the current car park, as well as at the site of the new gates to the Parks further north. No trees are required to be removed at this point however.

20. Within the surveyed area 9 trees are identified for retention: 4 London planes within the grass verge, 3 yews, 1 tulip and the Atlantic Blue cedar. Of these the fine Atlantic Blue cedar centrally located to the frontage of the Martin Wood Lecture Theatre is graded A, of high visual quality, whilst all others graded B, of moderate value. A full landscaping plan is not included at this stage, but would be the subject of a condition on approval of the development. It is intended however that the landscaping plan include 2 specimen trees to be planted at key locations: a Wellingtonia to be sited adjacent to the Atlantic blue cedar to form an eventual replacement for this mature specimen, and a maidenhair fern to be planted in the grass verge along the alignment with Keble Road. This would replace the young recently planted beech and horse chestnut previously seen in this view.

21. In terms of the car free forecourt area created to the frontage of the Sir Martin Wood Lecture Theatre and Townsend Building, the intention is to provide hard surfaces in natural stone and granite in a linear form aiding wayfinding and arrival to the Physics complex of buildings. This would be supported by lighting, seating and low level shrub planting. To the north and west of the building surfaces to the more private areas would be of resin bonded gravel, whilst areas to the south which would remain trafficked for servicing etc would be of asphalt with aggregate surface dressing. Seating is intended to be of simple robust construction with the use of bronze, consistent with the materials of the building. Bronze seams within the paving would similarly make such reference. These details would be secured by condition.

Historic Context.

22. Development of the University Science Area began with the Oxford University Museum, completed in 1859 and built on 8 acres at the corner of University Parks. Extensions to the museum and new buildings were added during the remainder of the C19th, the earliest being the Clarendon Laboratory just to the north of the Museum, subsequently replaced by what was the Earth Sciences building. In the north west corner of the Science Area the first building was a lodge constructed in 1888 to match an existing one at the southern end (now replaced by the Radcliffe Science Library). The Townsend Library (Grade II listed) was added in 1910 extending the Science Area further into the University Parks. With the acquisition of further land to the south east of the museum development continued ad hoc during the first part of the C20th. In 1934 a Masterplan for the Science Area was adopted which sought to rationalise and plan future development and define the limit of the northern boundary with the University Parks. The Lindemann Building was constructed in 1948 as a result of this Masterplan process but without the road frontage lodges shown in the Masterplan.

23. Today the notable buildings within this part of the Science Area are therefore the following:
    - Lindemann Building (Lanchester and Lodge 1948);
    - Sir Martin Wood Lecture Theatre (Architects Design Partnership 2000);
    - Townsend Building (T.G. Jackson 1908 - 10, listed Grade II);

- Museum Lodge (T.N. Deane 1888, listed Grade II);
- Dept. of Earth Sciences (Lanchester and Lodge 1946 -48);
- University Museum (Deane and Woodward 1855 – 59, listed Grade 1);
- Old Chemistry Laboratory (1877 - 78, listed Grade II); and
- Radcliffe Science Library (T. G. Jackson 1901 - 03, 1933 - 34, listed Grade 2).

24. These are identified in the accompanying plan attached as **Appendix 3** to this report.

25. To the opposite side of Parks Road Keble College was founded in 1870 and today is one of the largest of the University's colleges. It was founded in the name of John Keble, a Victorian clergyman associated with the Oxford Movement, providing Keble with its theological traditions which marked it out from other colleges. William Butterfield (1814 -1900) was chosen as its architect as a leading exponent of the Gothic style. The combination of high Gothic architecture and the use of highly distinctive polychromatic brickwork instead of natural stone also marked Keble from its collegiate rivals. Butterworth reinterpreted college traditions in other ways too, for example by abandoning the tradition of student rooms accessed off staircases in favour of corridor access.

26. Undoubtedly the most striking element of Butterworth's masterpiece was the college chapel financed with a gift of £40,000 from William Gibbs. Situated directly at the junction of Keble Road with Parks Road, with its soaring Gothic buttresses, pointed arched windows, pinnacles and polychromatic brickwork this Grade 1 listed chapel dominates the college whilst various other buildings at Keble are now also listed either Grade 1 or 2. In the C20th the college was extended along Keble Road by Thomas Rayson in replica polychromatic brickwork whilst either side of the Millenium Rick Mather's Arco and Sloane Robinson buildings to the Keble Road and Blackhall Road sides of the college respectively have displayed their own distinctively playful use of brickwork in a more contemporary idiom.

27. In this context the significant conservation elements relating to the proposed development can be summarised as follows.
    - The University Science Area is highly significant as part of the history of the university, the history of the development of research buildings. Some buildings at the Science Area are listed and have high significance. Many though, (particularly the later C20th buildings), are utilitarian and have limited interest.
    - For its listed buildings and for its associations with history of religion in the C19th and the Oxford Movement Keble College has high significance.
    - As statutorily registered gardens designed as an arboretum and recreational facility for the public, University Parks also has high significance.
    - The urban and natural landscape of the City Centre overall has high significance for a variety of reasons – architectural, historic, aesthetic, artistic and archaeological. The site and its context is part of this wider landscape, though there are elements that detract from this overall quality.

- There are long distance views of the city skyline from identified viewing points around the city (Oxford's View Cones). The application site is not prominent in these views and currently does not make a contribution.
- The setting of the listed buildings within the context of the application site have changed and are no longer as originally laid out The setting of Keble College Chapel has changed with the expansion of the Science Area northwards and the construction of the Townsend and Lindemann buildings. Its primary setting is in its relationship to the other college buildings, when experienced from within the main quadrangle. There is a fortuitous aesthetic in the chapel's presence as a tall building, in contrasting materials, on a corner site. In approaches along Parks Road and from University Parks there are views of the east and north elevations of the chapel. In closer views the chapel with its high windows has a formidable appearance announcing the college and the Science Area. Its scale and outline are framed by the trees (when in leaf) that line Parks Road.
- The Lindemann Building is a rational design with a modest aesthetic. The forecourt car parking and storage units in front of it and the Townsend Building detract from their setting and the character of the area, creating a disappointing first experience of the Science Area. The condition of the cycle path, pavement and safety barriers are also negative elements.

Assessment of Impacts of Development.

28. In line with PPS 5 advice, accompanying the planning application is a detailed Heritage Statement which seeks to assess the historical significance of the application site and its surroundings in order to gauge the impact of the new building. The various buildings, streets and spaces surrounding the proposed development are assessed for their architectural and conservation significance, and "verified" images produced of the building in situ. The analysis also assesses the importance of the research to be undertaken and the development's compliance with Local Plan and Core Strategy policy which are also material considerations in determining the application. There are 4 conservation and public realm impacts in particular which are addressed.

29. Long Distance Views Etc. The building size is a function of the identified needs and best practice in the design of research buildings. Reducing the level of accommodation will threaten to compromise fulfilling its academic requirements. The bulk of the building lies below Carfax height but elements above include the glazed atrium roof and plant and equipment. Elsewhere the façade rises above Carfax height, but as a device to articulate the parapet level and reduce the apparent bulk. In long distance views (View Cones) the building will be imperceptible and will not harm the spiky skyline or foreground views. Concern has been expressed about its height in relation to Keble Chapel. This is referred to below. A part of the challenge of integrating a new building into this context is to deliver a building that has a sense of proportion and scale in response to what already exists. Reducing the height as a device to reduce the impact can compromise the proportions of the building, making it appear awkward and thus more prominent. However, as a consequence of concerns raised through consultation the design of the roof

elements has been revisited and some changes made, pulling some of the height and mass away from the edges of the building

30. Setting of Keble College Chapel. The setting of the chapel is most significant in its relationship to the main quad and other college buildings. Its external setting is a changed one and it no longer sits opposite the park, but now opposite the Science Area. For many the experience of the chapel is at close quarters as it sits close to the public footway, where its scale, texture and detailing are very apparent. The Chapel plays a prominent role in the street and is visible from University Parks and at various points along Parks Road and Keble Road. It rises robustly above other buildings, its height and impact accentuated by its strong gothic architecture and patterned brickwork. Its relationship to Parks Road is abrupt and marred by the treatment and use of the open area opposite as a car park. Views of the chapel from the north unfold and are framed (or hidden) by the trees lining the road. The proposed Physics building will change some of these views. However, this does not mean that the impact would be harmful. The new building is designed to sit alongside the chapel, respecting its architecture and prominent role, providing a frame to the view, albeit different from the present frame. The proposal also has the benefit of improving the setting of the Townsend Building (Grade II), resolves the negative impact of the car park and provides a significantly improved entrance to the Science Area.

31. English Heritage has expressed concerns about the changed relationship with Keble College chapel, suggesting the building could be reduced in height to reduce the impact, and advised if that is not possible then the application should be supported by a justification for overriding that harm. Officers agree that the changes to the relationship with the chapel have to be sensitively handled and the building designed to eliminate or reduce any harmful impacts. The design has been amended to reduce the height of the building, but not sufficiently to satisfy English Heritage. Officers' concern is that further reduction in height will compromise the viability of the scheme and would not necessarily resolve the issues raised anyway It is more likely to result in the building appearing awkward and poorly proportioned, arbitrarily truncated to reduce height. The opportunities for the University to provide modern research facilities in the city centre are limited. Given that both the University and the City Council are committed to retaining such facilities in the city centre there is a wider public benefit to be derived from allowing sites on the Science Area to be redeveloped, even though they may they present a range of challenges. Officers consider that the changed setting to the chapel can be accommodated and that there is a public benefit that justifies any harm identified by English Heritage.

32. Views to and from University Parks. These too are views that have undergone change from the end of the C19th and throughout the C20th. The present view of the Science Area from the park presents a panorama of buildings of different ages and heights. The North elevation of Keble College Chapel provides a visual stop. The proposed building is another addition to this panorama and the Chapel still remains as the visual stop. From the south the view of the University Parks opens up in front of the Lindemann building with planting that softens the street edges. The view is marred by the car park and storage areas. This view will be more enclosed with the proposed new building, but it will result in a much

improved landscape in Parks Road on the approach to the Park, continuing the alternate sequence of spaces and buildings that is established further south in Parks Road. The new building as proposed is splayed to open up a different view into the park and to give space for the new entrance. The landscape will remain visible at the end of the view up Parks Road and the more coherent building forms on the east will provide a frame and an approach to the Parks.

33. Relationship to Lindemann and Townsend Buildings. The proposed building will sit in front of Lindemann building, changing the original design intent for the building. However, this design intent provided for two lodges framing the view of the central bay of Lindemann. These were never delivered and the setting for the building is compromised by its current use as a car park. The setting for the Townsend Building is similarly compromised. The new structure provides a new setting for the two buildings with a new 'public realm'. This has historical precedents elsewhere in the Science Area and also in the city centre and need not be harmful. The Lindemann Building has modest architectural quality and the loss of view of it is not harmful. The improvements to the setting of Townsend Building (Grade II listed) are beneficial.

34. In summary a new Physics building at this point clearly results in a range of separate but linked impacts. Whilst some of these could be assessed as being adverse, those have to weighed in the balance with the gains. Moreover there are clear benefits in creating a coordinated research facility on the site of a current car park, reducing traffic generation, improving the public realm, enhancing the setting of the listed Museum Lodge and Townsend Building, and producing a more rational and coordinated series of buildings and spaces along the eastern side of Parks Road. The development is also firmly in line with Core Strategy policy to support new university academic floorspace and to contribute to local economic vitality and sustainability. The building itself is of a contemporary design, but as elsewhere in the Science Area of an architectural form and scale which reflects and complements its older neighbours. On balance officers have concluded that the building proposed for this location can be supported, as can the creation of a new access into University Parks opposite the department of Materials, and the relocation of existing gates accordingly.

Highways, Access and Parking.

35. The application site currently consists of a car park accessed from a point opposite Keble College just south of the junction of Keble Road with Parks Road. In these proposals that access is closed and car parking spaces lost. Currently 34 car parking spaces are present here, 22 allocated to staff members on a first come first served basis, plus 12 visitor spaces, 6 for the University Estates Directorate and 6 for visitors to the Physics Department. Of these 34 spaces 28 are lost with 6 spaces only to remain, 2 for disabled use located south of the Atlantic blue cedar tree, and 4 to the south side of the new forecourt created to serve the existing and proposed buildings of the Physics Department here. Whilst the new forecourt is intended essentially as a car free circulation space, it will continue to provide access via a southern gate to the frontage of the Townsend Building for servicing and parking for

other parts of the Science Area. At the moment servicing of the Clarendon Laboratory and refuse collection is from the rear and this arrangement will extend to the new building. Deliveries are normally undertaken on a Monday and Wednesday. A secondary delivery point for the new building is taken from Parks Road but would only be used for very occasional deliveries of new equipment for laboratories.

36. Currently there are 112 cycle parking spaces to serve the Clarendon Laboratory buildings. For the new building some 160 additional cycle parking spaces are provided to the northern and eastern sides of the building and to the southern side of the forecourt. As some 235 staff would be expected to be based at the new building plus 300 students, then 47 and 150 cycle stands respectively would be required to meet the full standard as expressed in the Local Plan. However as a research building not all staff and few students would be present at the same time, and other cycle parking facilities would continue to exist elsewhere in the locality. No objection is therefore raised to the intended level of provision. All cycle parking would be in covered, secure conditions with showers and changing facilities provided within the building.

37. In support of the gradual reduction of private car parking across the Science Area and support for other modes, the University has produced a comprehensive Travel Plan. Conditions to the planning permission if granted would require the submission of a revised Travel Plan accordingly. A Construction Travel Plan would also be secured by condition.

38. In addition to the proposal to create a new forecourt area to the combined Clarendon Laboratory, the University would contribute to public realm and highway works within Parks Road at this point. The details of such a proposal have yet to be fully worked up in detail but the University has agreed to works to the value of £112,000. The University would undertake the works on behalf of the Highway Authority which would be secured by planning condition.

39. Lastly, the proposals seek to provide an additional pedestrian access into University Parks from Parks Road opposite the Department of Materials and to relocate the ornamental gates accordingly. The creation of this new entrance to the Parks (which would not involve the felling of any trees) is supported and provides the potential to open up new routes in this part of the City. When the opportunity arises it is anticipated that a pedestrian route would be created from a point opposite the new Parks entrance via the Keble Road Triangle to Banbury Road and from there and the permissive route secured from Keble's redevelopment of the former Acland Hospital site to Woodstock Road and the redeveloped Radcliffe Infirmary site. From this point routes are further secured through the infirmary site to Walton Street, Jericho and Oxford Canal. The creation of this new entrance to the Parks therefore fulfils an important element in the creation of this longer pedestrian cross route from University Parks through to the north and west sides of the City centre.

Sustainability.

40. An Energy Strategy and Natural Resource Impact Analysis (NRIA) accompany the planning application with the intention of producing a sustainable and low energy building commensurate with its intended purpose. To achieve these aims a variety of specific passive design and energy efficiency features are proposed for inclusion in the development, including:
    - air management control system;
    - heat recovery systems;
    - mechanical ventilation to laboratory areas, but natural ventilation elsewhere;
    - air tightness in excess of minimum building regulation requirements;
    - appliances with an energy rating of A or B;
    - high efficiency lighting systems and controls;
    - solar control glass, external louvres and internal blinds to strike balance between reducing solar gain where required but also reducing need for artificial lighting.

41. In terms of the development's reduced energy requirements, a mix of sources is envisaged with a proportion of renewable energy provided on site, primarily through the installation of ground source heat pumps, plus air source heat pumps, a mini gas fired combined heat and power system, and an amount of photovoltaics at roof level. These would provide approximately 19.4% of the building's energy requirements. The ground source heat pumps would be located under the footprint of the building in a closed loop system. (At the time of writing the University is also investigating the scope for extending the use of ground source heat pumps to serve the Science Area more generally).

42. On other matters a Materials Strategy based on the BRE Green Guide to Specification would be adopted with aggregates, timber, bricks, paving etc sourced from the UK wherever possible, and standard building materials from within a 30km radius. Recycled materials would be used wherever possible, with timber from renewable sources. Rainwater collection tanks would be installed for flushing toilets which would operate with 4.5 litre single flush systems. Sensor operated aerated taps would also be included. Contractors would be chosen from those registered with the Considerate Contractors Scheme

43. In combination these features a score of 8 out of a possible 11 is achieved on the NRIA checklist. The intention is also to achieve a BREEAM "excellent" rating for a higher education building.

Other Matters.

44. Archaeology. The application site is of archaeological interest for possible prehistoric, medieval and post medieval (including Civil war) remains at this location. A desk based archaeological assessment and evaluation accompanies the planning application. The evaluation indicates possible features including medieval pottery etc. Bearing in mind the limited results from the evaluation, then in line with PPS5: *Planning for the Historic*

Environment a condition is suggested if planning permission is granted requiring the implementation of a programme of archaeological work in accordance with a written scheme of investigation.

45. Flood Risk and Water Management. The application site is located approximately 1km from the River Thames to the west and 500m from the River Cherwell to its east. The site is essentially flat at a level of 63.2m to 63.4m AOD, and falls within Flood Zone 1 as identified by the Environment Agency, ie with a less than 0.1% of flooding in any given year. The site does not fall within any groundwater source protection zones as defined by the Environment Agency and it has not been affected by historic flood events in the city. Nor are there any records of sewer or groundwater flooding events. As the site falls within the lowest level of flood risk, no "Sequential Test" in site selection is required in this case.

46. Whilst the site is not at risk of flooding, over the potential lifetime of the building of 100 years or more an increase in rainfall intensity of 30% may be expected, and appropriate measures should be included in the design of surface water drainage systems, including sustainable drainage techniques, to reduce runoff. In response to public consultation on the application the Environment Agency raise no objections to the proposals but suggest conditions requiring further details of the ground source heat pumps, including their depth etc, and a groundwater drainage scheme to assess any impacts on groundwater conditions. A sustainable drainage scheme (SUDS) is proposed to accompany the proposals.

47. Ecology. An ecological assessment of the application site has been undertaken and confirms low ecological value for protected species, with no evidence of bat roosts and minimal opportunities for bat colonisation. However as there are large trees present on or near the site, including a row of limes to the street frontage and lower level shrubs and hedges, then post development the site presents significant opportunities to enhance local biodiversity. In addition to habitats within the enhanced landscaping, initiatives could include bird and bat boxes etc as part of a habitat management plan.

48. Public Art. The development qualifies for the provision of public art in some form, and a condition is suggested accordingly.

Conclusion.

49. The planning application proposes an important new addition to the stock of buildings within the University Science Area on a site currently occupied by a car park. It would provide state of the art facilities for the University's Department of Physics which is currently split up on a number of different sites. Concerns have been raised in relation to the impact of the proposals on views of the Grade 1 Keble College Chapel in particular, including views from University Parks. Whilst these views and the relationship of buildings will certainly change, officers have concluded that the changes would not be harmful. In coming to that view Officers are also mindful that the South East Regional Design Panel are supportive of the development, and that English

Heritage does not oppose a building at this location. Although the latter would wish to see a more modest building lower in height, officers have concluded that to do so would undermine the scale and proportions of the proposed building, and therefore its integrity as a contemporary addition to the Science Area.

50. Committee is recommended to support the proposals accordingly.

Human Rights Act 1998

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

Background Papers: 10/03207/FUL, 10/03210/CAC.

Contact Officers: Murray Hancock / Nick Worlledge
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Date: 26 May 2011

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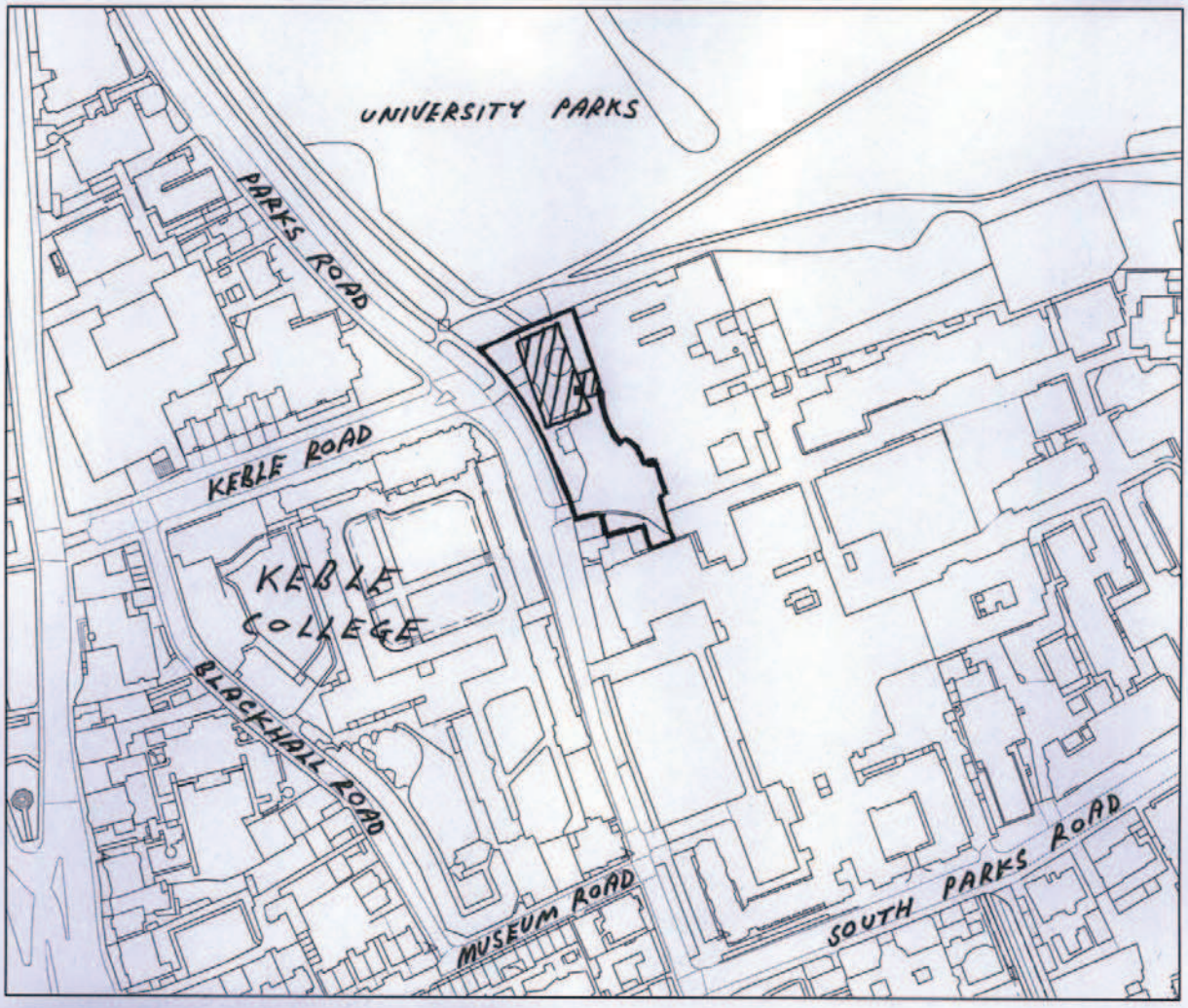
APPENDIX 1

10/03207/FUL & 10/03210/CAC

Dept. of Physics, South Parks Rd.

GIS by ESRI (UK)



Legend

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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	24 May 2011
SLA Number	Not Set

*Produced using ESRI (UK)'s MapExplorer 2.0 - **http://www.esriuk.com***

APPENDIX 2

PROPOSED PHYSICS RESEARCH LABORATORY (CL2)

RESPONSES TO CONSULTATION COMMENTS

1.0 BACKGROUND

1.1 The preparation, submission and on-going consultation on the proposals for the new Physics Laboratory have involved numerous opportunities for participation in the design process for the building. This has meant that the design has evolved through an iterative process which has built upon the original ideas of the architects.

1.2 The starting point for the process is the identification, by the Physics Department of a need for new, improved accommodation. The brief for the new building, not only identified the amount and nature of new floorspace required, but also confirmed where it should be provided if it was to meet the aspirations of the Department, the University as a whole, and indeed the wider community.

1.3 The consultation process therefore began with an assessment of the type of accommodation to be provided and an analysis of the selected site in order to better understand its surroundings and the constraints which would have an impact on the design.

1.4 A wide range of groups, organisations and individuals have been consulted and, wherever possible, their views and comments have been taken into account. Clearly, as some comments conflict with each other, it is not possible to meet with, and respond positively to all comments. The following have been part of the consultation process.

i) The University of Oxford, Physics Department and various project groups and steering committees (from inception of project).

ii) Keble College.
Presentations to the College Gardens Committee and to individuals at exhibitions (28 Sept; 9 Nov 2010).

iii) Local Planning Authority;
Highways Authority regular meetings;
English Heritage monthly from February 2010.

iv) Local Interest Groups.
Oxford Preservation Trust: June 2010; March 2011;
Oxford Civic Society: June, August 2010;
Oxford Architectural & Historical Society: June, August 2010.

v) Public Consultation (including Members of Interest groups (Local and National) local elected members, interested individuals) (June, October and November 2010).

vi) Peer group appraisal.
Presentation to South East Regional Design Panel (Oct. 2010)

2.0 ISSUES AND CONCERNS AND RESPONSE

Site Selection

2.1 The ability of the site to accommodate any building was raised by a number of consultees for the following reasons:

- It would obscure the front elevation of the Lindemann Building
- It would have an unacceptable impact on the setting of Keble College Chapel
- It would obscure views of the Chapel from the Parks.
- It would create a narrow, canyon-like approach to the City Centre along Parks Road.

2.2 This is an "in principle" objection to development on this site rather than concern with the scale or appearance of the proposed building.

2.3 The justification for development of a new Physics Research Laboratory is set out below:

1. Planning

- The site was identified as appropriate for a building in the 1938 Lanchester and Lodge Master Plan.

- The site is identified as a development site in the current Science Area Master Plan.

- Comment from English Heritage that there is "no objection in principle to a new building here...."

- Comments from the South East Regional Design Panel (SERDP) that "....the size, shape and position of the building are well considered".

- Importance to the economy, status, prestige and function of Oxford that University Departments (especially those involved in scientific research) should continue to be located close to the City Centre, as opposed to peripheral business or science parks or more distant research establishments (Harwell Campus).

- The Lanchester and Lodge Master Plan noted that a new building on the land in front of the Lindemann Building was an opportunity to reinforce the rhythm of the building enclosure along Parks Road.

2. Departmental Justification

- The Oxford Physics Department which is one of the largest in the world is currently housed in a collection of 19th and 20th Century buildings that are spread across two roads (Parks Road and Keble Road). The accommodation is unfit for purpose and leads to a fragmented Department.

- Physics as a discipline proceeds through an iterative process of interactions between theorecticians and experimentalists. There is no

building suitable to accommodate both types of research. In fact, there are no facilities in Oxford suitable for contemporary experimental physics.

- There are two key requirements for any new facility for experimental physics. First it should be close to and well integrated with theoretical physics, and secondly the design and position of the building should ensure that it will be free from vibration and electromagnetic interference.

- In the light of these constraints the proposed site is the only one which is close to all other existing Physics buildings which are to remain, and is also free from interference. The land at the rear of the Clarendon laboratory is compromised by the electricity sub station. (NB measurement and simulations indicate that the proposed new underground laboratory space will achieve world class performance in terms of vibrations, electromagnetic and acoustic noise).

- The ability to develop a new laboratory building in this location is regarded as essential to the long-term future of physics at Oxford. It will not be possible to recruit top scientists or retain existing staff, and student attraction to Oxford will decline. This will have a significant impact on the local community because the current workforce of 450 people will decline with the inevitable impact on the local economy and prestige of Oxford.

- Physics is the most fundamental of natural sciences. No world-class University can operate without strong research and teaching programmes in this field. The proposed new building is an essential element in ensuring that the existing strengths are retained and developed.

2.4 Size and Shape of the building

- The space requirements of the new building have been determined by the current and future needs of the Physics Department. The Department set out a brief for a building to accommodate both theoretical and experimental

physicists which would be closely integrated physically with the existing main buildings on Parks Road.

- When the space requirements were assessed in relation to the only feasible site and its constraints it was evident that a building of a certain size and mass would be required. The design process had to take into account the clear physical constraints of the site such as the plot size and the need to maintain separation from the Lindermann Building, the Cedar Tree and the boundary with the Parks, as well as consideration for the heritage assets of significance. These included the buildings of Keble College, views from the Parks, and views more generally along Parks and Keble Roads. The buildings surrounding the site also inspired design elements such as building lines, parapet heights and proportions.

- The size and bulk of the building have been determined by the need to accommodate major laboratory space underground and the requirement for a central 'atrium' which has been designed to offer a range of bespoke collaboration spaces to facilitate the working methods of the theoretical physicists.

- The central location of the collaboration spaces rather than around the perimeter of the building, achieves an efficiency ratio of 70%. This is higher than the standard for the higher education sector of 65%.

- The design of the building above ground most effectively supports the way that theoretical physicists work in practice. Projects are normally initiated by group discussions (hence the design of the atrium collaborative areas) and are subsequently refined during quiet periods working in an office.

2.5 Mass and height of the building

It has been suggested that the proposed building is too large and too high, resulting in a building that would dominate the area.

- The design proposals have been carefully developed to create a building which will sit comfortably within its urban context. The facade is carefully articulated to ensure verticality to the design, which responds well to the surrounding buildings. The roofscape has been designed to break down the mass with the main facades generally sitting below Carfax Height. Efforts have been made to develop a design that steps below, but occasionally above Carfax Height in an attempt to counter the flat monotonous rooflines that may result from a building height policy.

- The Oxford Preservation Trust have expressed concern that the building *'is too high by at least a storey'*, however SERDP note that *'the scale is right and the architectural approach is stimulating. The building has the prospect of making a very positive contribution to this part of Oxford.'*

- Careful consideration has been given to developing a design which is not too horizontal and 'slab like', but rather displays elegant proportions and retains a sense of vertical emphasis. Any reduction in height would impact on this and result in an overly horizontal building. In order to retain the accommodation required to consolidate the department, the building would need to increase in footprint, which could impact on the Atlantic Cedar tree in Sherrington Court.

2.6 Impact on Keble Chapel

A number of consultees have questioned the impact of the new Physics CL2 building on the setting of Keble College Chapel.

It should be noted that the composition of Keble College has had a direct influence on the design of the new building and most consultees have acknowledged, both formally and informally that, from a design point of view, the new building sits comfortably against the Chapel and College with specific regard to its choice of materials, vertical emphasis and articulated mass within the facade and at roof level, thereby ensuring the new Physics building will make a positive contribution to the urban fabric.

- SERDP note that 'The overriding impression is of a well mannered building that picks up some aspects of its surroundings, such as the vertical rhythms of Keble College Chapel, without being derivative. The materials are thoughtfully chosen and the colours will compliment their neighbours.'

- It has always been the intention that this building should form a gateway with Keble Cottage across Parks Road, but it should not compete with Keble or dominate its surroundings. The atrium roof is over 8m lower (2 storeys) than the roof line of Keble College Chapel. This is considered to be sufficiently subservient while retaining an ability to create a building of suitable gravitas and quality to play an important role as a gateway to the science area and frame this urban boundary. The Oxford Preservation Trust outlines this as a key opportunity in their formal response and is a notion supported within the Heritage statement, as submitted as part of this planning application.

- It is acknowledged that the site is highly prominent but it is considered that the design responds to its setting appropriately. The proposed site is a considerable distance, in urban terms, away from Keble College Chapel. It is across a main road and is set back from the curb behind a generous, tree lined grass verge, footpath and cycle way. This is comparable to the distance between Keble College Chapel and Keble Terraces along Keble Road. By bringing the building line forward in this location the balance of the streetscape will in fact be significantly improved when viewed from the south and east.

- English Heritage acknowledge that the redevelopment of the public realm and, in particular Sherrington Court, will enhance the setting of the conservation area and, to a lesser extent, Keble College Chapel. The creation of a formal public space and new entrance to the park will have a significant positive impact on the setting of the chapel. This will be further improved by the longer term proposals to create a shared surface at the junction of Keble Road and Parks Road, thus providing a greatly

enhanced pedestrian friendly street scene, access to the park and improved general setting of the existing architectural landmarks. The integration of these proposals was also endorsed by SERDP.

2.7 Impact on the Surrounding Areas – Views

- Some consultees raised concerns over the impact of the new Physics building on views from the surrounding areas and in particular from, and into, University Parks.

- As mentioned above, the rhythms of the buildings on the East side of Parks Road were established by the 1938 Masterplan and in the current Science Area Masterplan. North of the Earth Sciences Building the poor quality planting, cars and temporary buildings block the view of the Parks. The proposed building does not block any significant view into the Parks and in fact steps back at ground floor to the east and reduces low level planting and clutter so that the view of Parks Road is extended directly to the new gateway to the Parks.

- The long views south from the Parks are not significantly affected as the vast majority of the building is low enough to sit below the tree line. This is reinforced by Verified Views 01, 07, and 08. Shorter views are inevitably affected and in these the new proposal defines the southern boundary of the Parks by the buildings along it thereby forming the boundary with the University Science Area. Careful consideration has been given to dynamic views especially how the view of Keble will open up as one approaches the new park entrance.

- There are also improvements to the relationship between the Parks and Keble College Chapel, opening up clearer views particularly at low level. The Parks were not designed to focus on the Chapel and it is one of a number of buildings and wider views that form the context of the Parks.

2.8 Design Changes

- In response to some of the latest feedback the design has been reviewed and two alterations have been made that respond to comments raised and improve the overall design.

- Plinth Condition – SERDP questioned the resolution of the entrance, whilst Keble College, queried why the plinth steps up along the West Elevation. The response has been to retain a single storey plinth along the whole west elevation and wrap this around the south-west corner. The plinth then steps up halfway across the south elevation to provide better definition of the building entrance from Sherrington Court, and a 'quieter' response to the west elevation.

- Atrium Roof Enclosure – In response to the comments regarding mass and the buildings relationship with Keble College Chapel, the atrium rooflight design has been reviewed. By changing the way the atrium is ventilated and the rooflight accessed it has been possible to drop the western edge of the rooflight by 2.5m. This will mean that the perceived bulk when looking down Keble Road will be reduced as the parapet will be 2.5 lower. The view from the North and South will also be altered with a pitch introduced to the ends of the rooflight enclosure. This reduces the quantity of built volume above Carfax height and also gives the rooflight some 'direction' and increased articulation, which help to 'lighten' the building mass.

2.9 Benefits of the Proposed Development

In any assessment of this proposal it will be necessary to weigh the perceived harm that the proposal might have for example to heritage assets, against the benefits that will flow from it. In essence the benefits may be described as:

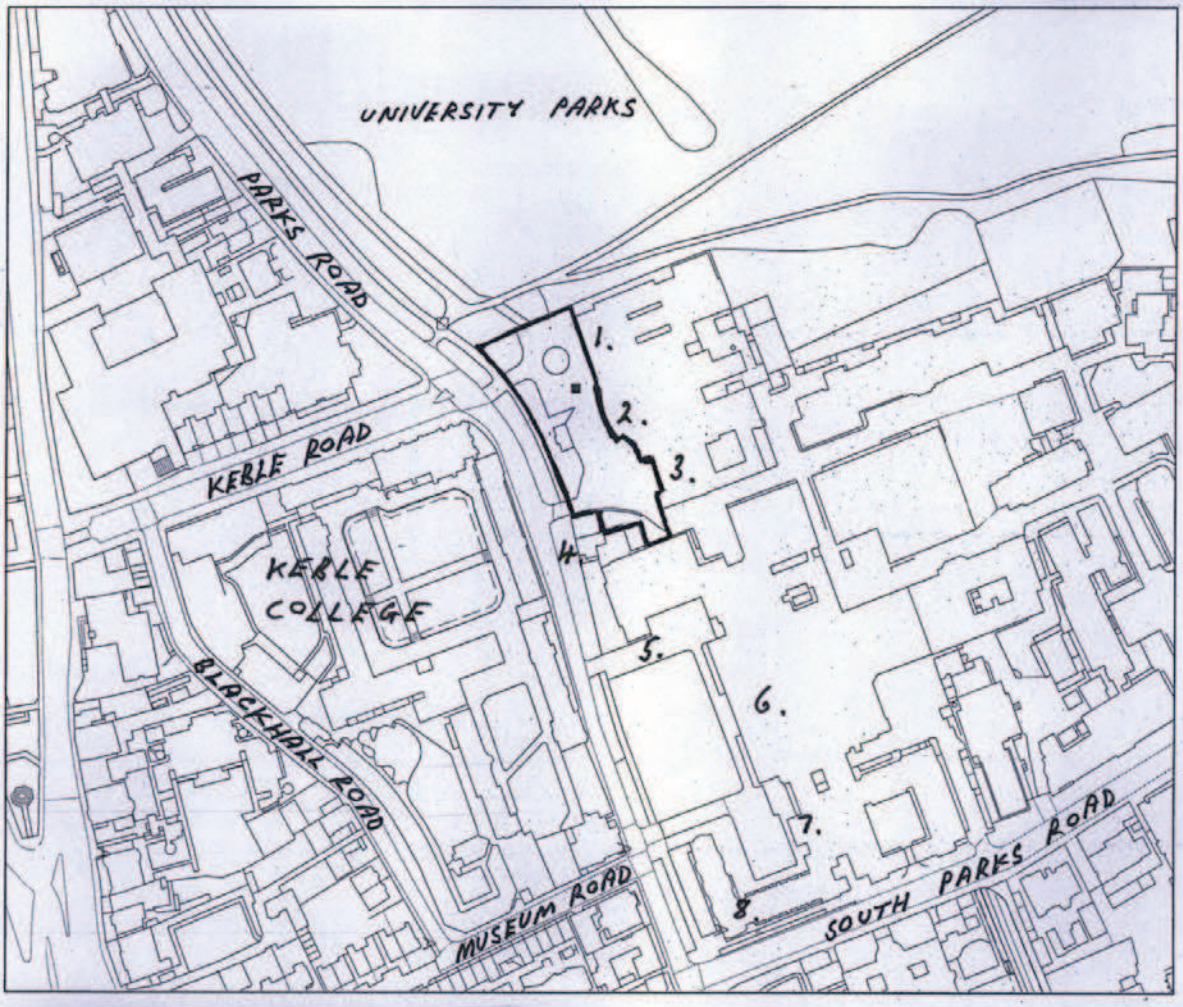
- The provision of essential and vital accommodation for the Physics Department to help ensure its long-term success and viability;
- The protection and enhanced setting for the Atlantic Cedar tree;

- A high quality landscaped 'quad' and improved setting for the grade II listed Townsend building, reinstating the architectural hierarchy;
- Improvement to the untidy, low quality, cluttered forecourt in front of the Lindemann Building;
- To enable the continued use of the dated Lindemann building and retain its front elevation in its entirety. Whilst this elevation will be predominantly hidden from Parks Road it will still be visible from the Parks and the approach and entrance to the new building.
- The creation of a new Parks entrance and the associated public realm offers an improved approach to the Parks and an enhanced setting to Keble College Chapel.
- The addition of a high quality building within the science area, raising the

APPENDIX 3

10/03207/FUL & 10/03210/CAC

Dept. of Physics, South Parks Rd.



Legend

1. LINDEMANN BUILDING.
2. SIR MARTIN WOOD LECTURE THEATRE
3. TOWNSEND BUILDING.
4. MUSEUM LODGE
5. DEPT. OF EARTH SCIENCES.
6. UNIVERSITY MUSEUM.
7. OLD CHEMISTRY LABORATORY.
8. RADCLIFFE SCIENCE LIBRARY.

Km 0.05 0.1 0.15 0.2

Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	24 May 2011
SLA Number	Not Set

Produced using ESRI (UK)'s MapExplorer 2.0 - http://www.esriuk.com

West Area Planning Committee 8 June 2011.

Application Number: 10/03254/FUL

Decision Due by: 3 March 2011

Proposal: Demolition of existing Physical and Theoretical Chemistry Laboratory to the north side of South Parks Road. Erection of new chemistry research laboratory (CRL2) to include lecture theatre, teaching and research laboratories, stores, workshops and ancillary cafe space on 3 levels below ground and 4 levels above plus roof level plant room. Provision of hard and soft landscaping, 15 car parking space plus 408 cycle parking spaces. Construction of underground pedestrian tunnel under South Parks Road to connect to existing chemistry research laboratory (CRL1). Extension to offices and atrium at CRL1 and creation of new entrance to Mansfield Road. (Amended plans)

Site Address: Land Adjacent Dyson Perrins Laboratory, South Parks Road, **Appendix 1.**

Ward: Holywell Ward

Agent: DPDS Consulting **Applicant:** University Of Oxford

Recommendation: Committee is recommended to grant planning permission, subject to conditions.

Reasons for Approval.

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.

2. The planning application seeks to demolish one of the less distinguished buildings in the University Science Area and replace it with a new facility for the Department of Chemistry physically linked with the recently constructed Chemistry Research Building (CRL1) to the south side of South Parks Road, to provide consolidated facilities for the department. It carries with it reductions in traffic generation as car parking is lost and other means of access to the site favoured instead, as well as improvements to the public realm and highway

linking the new building to CRL1. The submitted designs comer forward following a detailed dialogue with City and County officers and English Heritage, including modifications to the extension to CRL1. As now presented that extension is not only more relaxed in its appearance, but its function is supported as it repositions the building's main entrance to the Mansfield Road frontage and deletes an unattractive service yard located close to the listed Mansfield College. In short, medium and long distance views neither the new CRL2 building nor the extension at CR L1 building would harm the historic fabric of the conservation area or listed buildings nearby. Overall the proposals are in line with Local Plan and Core Strategy policies to support new academic and research facilities for the University at appropriate locations within its own landholdings.

3. Many of the comments received in response to public consultation relate to the extension to the existing CRL 1 rather more than to the new building proposed whose dynamic designs are generally supported by the South East Regional Design Panel (SERDP) for example. The design of the new extension to CRL 1 has however been modified in response to concerns raised by English Heritage and others so that it now relates more appropriately to Mansfield College and the street scene generally such that officers would not seek to oppose it in its modified form. Matters relating to the architectural detailing of the new structures, landscaped areas, public realm works etc can all be secured by the imposition of appropriate conditions.

Conditions.

1 Development begun within time limit
2 Develop in accordance with approved plans
3 Materials
4 Architectural details
5 PD rights
6 Student numbers
7 Landscape plan required
8 No felling lopping cutting
9 Landscape underground services - tree roots
10 Tree Protection Plan
11 Arboricultural supervisor
12 Arboricultural Method Statement
13 Landscape carry out after completion
14 Landscape management plan
15 Car parking numbers
16 Control of car parking
17 Works to highway / public realm
18 Constructional details: underground link
19 Cycle parking spaces
20 External lighting
21 Travel plan
22 Construction travel plan
23 Construction management plan
24 Ground source heat pumps
25 On and off site foul and surface water drainage
26 Flood risk assessment

27 Groundwater drainage scheme
28 Groundwater level monitoring
29 Plant noise attenuation
30 Sustainable drainage
31 Petrol / oil interceptors
32 Cooking fumes
33 Natural resource impact analysis
34 Archaeology
35 Public art
36 Habitat creation

Principal Planning Policies:

Oxford Local Plan 2001-2016
CP1 - Development Proposals
CP6 - Efficient Use of Land & Density
CP8 - Design Development to Relate to its Context
CP9 - Creating Successful New Places
CP10 - Siting Development to Meet Functional Needs
CP11 - Landscape Design
CP13 - Accessibility
CP14 - Public Art
TR1 - Transport Assessment
TR2 - Travel Plans
TR3 - Car Parking Standards
TR4 - Pedestrian & Cycle Facilities
TR11 - City Centre Car Parking
TR12 - Private Non-Residential Parking
NE11 - Land Drainage & River Engineering Works
NE14 - Water and Sewerage Infrastructure
NE15 - Loss of Trees and Hedgerows
HE1 - Nationally Important Monuments
HE2 - Archaeology
HE3 - Listed Buildings and Their Setting
HE7 - Conservation Areas
HE8 - Important Parks & Gardens
HE9 - High Building Areas
HE10 - View Cones of Oxford

Core Strategy
CS2 - Previously developed and greenfield land
CS4 - Green Belt
CS9 - Energy and natural resources
CS10 - Waste and recycling
CS13 - Supporting access to new development
CS17 - Infrastructure and developer contributions
CS19 - Community safety
CS25 - Student accommodation
CS29 - The universities

Other Policy Considerations:
PPS1: Delivering Sustainable Communities (2005).
PPS5: Planning for the Historic Environment (2010)
PPG23: Transport (2001).
PPS22: renewable energy (2004)

Public Consultation.

Prior to the submission of the planning application, the University held exhibitions of the emerging proposals at the Chemistry Research Laboratory on 25th June 2010 and at Oxford Town Hall on 1st November 2010. The first event was by invitation to principal interested parties, whilst the latter also included the local press etc. Further individual meetings were arranged with all local groups in the period August to November 2010. These discussions lead to various adjustments to the proposals prior to the submission of the planning application.

In addition the South East Regional Design Panel (SERDP) received a presentation on the proposals on 18th October 2010 and commented that: (i) there were many promising aspects to the proposals, including a distinctive form and an interesting interior; (ii) the bulk and height was appropriate in its context; (iii) underground passage provides an all weather, secure route but runs risk of draining activity from street; (iv) student entrances should have greater presence to the new green, though new public space welcomed; (v) South Parks Road elevation works well in view up Mansfield Road with striking, complex composition of volumes, but less successful at close hand or when seen from side where it conceals green.

On submission of the application normal consultation procedures were undertaken. The comments received may be summarised as follows:

Statutory Agencies and Interested Parties.

Thames Water: Waste: suggest condition requiring drainage strategy detailing on and off site drainage works; Water: main crossing the site will be required to be diverted; peak surface water discharges should not exceed historic levels: drainage from underground rooms should pump to ground level.
Environment Agency (i): Object to proposals as Flood Risk Assessment (FRA) fails to demonstrate that development would not increase flood risk from surface water.
Environment Agency (ii): (*On receipt of additional information*). Withdraw previous objection; proposes good mix of sustainable drainage techniques; development in accordance with Flood Risk Assessment; further details of surface water drainage scheme required; details of impact of ground source heat pumps on controlled waters required; groundwater drainage scheme required; groundwater level monitoring required.
County Highway Authority: See text to report.
Natural England: No comments, subject to proposals being carried out in strict accordance with terms of application.
Thames Valley Police Crime Prevention Design Officer: Historically a number of crimes reported in area; no comments regarding design of building; appropriate security measures required for storage of certain goods.
English Heritage: Existing building on site makes modest contribution to street and is

outside Central Conservation Area; extension of existing Chemistry building fronting Mansfield Road would have harmful impact on the setting of Mansfield College and conservation area; Mansfield College chapel would have been most prominent building in street when constructed, but compromised by 20th century developments; service yard lost to construct extension not of any aesthetic merit; extension has visually challenging form with oddly projecting skylights on the footway leading to overbearing impact on Mansfield College; would harm historic and aesthetic values of chapel and college; need for extension at this point not compelling; suggest design is rethought to relate better to context; skylights would have less visual impact if set behind low boundary wall; recommend design of extension be reviewed.
Victorian Group of OAHS: Object to demolition of existing Physical and Theoretical Chemistry Laboratory; new building far too large and aggressive would overscale neighbouring listed Dyson Perrins building; existing Chemistry building to south side already too big, and object to proposal to make bigger; proposal shared surface to South Parks Road would be source of congestion.
Mansfield College: Comments confined to extension of existing Chemistry building; opportunity to remove unsightly cylinders from yard and improve approach roads and boundaries welcomed; extension less intrusive than existing building; extension an unsightly addition viewed through the gap between main buildings and college chapel; suggest modifying design to better relate to Mansfield College; would prefer extension to be lower and of materials which minimise visual impact when viewed from Mansfield.

In response to these comments (plus those of SERDP made prior to the submission of the planning application) adjustments were made to that part of the development which forms an extension to CRL1 to the south side of South Parks Road. These changes were to create a more regular shape which would relate more sympathetically to Mansfield and CRL1 rather than to new building; removal of the extended atrium; generally making the extension less prominent in the street when viewed from the north towards Mansfield College; and adjusting the boundary wall to the street to incorporate slits to allow light and views of the underground tunnel below. A further round of consultation was undertaken and the following comments received:

Thames Valley Police Crime Prevention Design Officer: No objections to amended plans.
English Heritage: Amendments an improvement, but concerns about relationship to chapel remain; no additional information submitted to justify this extension; revised pavement lights look less alien.
Victorian Group of OAHS: Amendments an improvement but wish previous objections to be taken into account.

Attached respectively as **Appendices 2 and 3** to this report are further supporting statements from the applicant as responses to the first round of consultation and subsequently.

B**ackground to Proposals.**

1. The planning application relates primarily to the site of the existing Physical and Theoretical Chemistry Laboratory to the north side of South Parks Road,

opposite the junction with Mansfield Road. It also extends across to the south into Mansfield Road however where an extension is proposed to the existing CRL1 building completed approximately 6 years ago. **Appendix 1** refers. Along with a proposal for a new Physics building which appears elsewhere on this agenda, these proposals represent the latest in a series of major projects in the University Science Area which include refurbishment of the Tinsley building opposite CRL1; the newly completed Earth Sciences and Oxford Molecular Pathology Institute (OMPI); extension to the Pitt Rivers Museum; and phase 1 of the new Biochemistry building. A Masterplan for the Science Area has also been prepared and will come to committee for its consideration at a future meeting. Both the proposed Physics and Chemistry buildings are consistent with the intended aims of the Masterplan.

2. The main part of the application site where the new building is proposed is located to the east of Hinselwood Road and the listed Dyson Perrins building and to the west of Sidthorp Road and Plant Sciences. In the Masterplan Hinselwood Road forms the intended principal access route into the Science Area from the south, acting as an extension to Mansfield Road. Related to that intention the application also brings with it accompanying highways and public realm works to South Parks Road.

3. The new CRL2 building would be used for undergraduate teaching as well as research and would replace the existing Physical and Theoretical Chemistry building which is no longer of the required standard for current research purposes. It is accompanied by extensions to CRL1 at the corner point of the building at the junction of South Parks Road and Mansfield Road, and fronting directly onto Mansfield Road where it adjoins Mansfield College. In total some 19,000 sq m of floorspace is proposed on four levels above ground and 3 levels below in the new building, including an underground link below South Parks Road to CRL1. In addition to the demolition of Physical and Theoretical Chemistry, 600 sq m of floorspace at Dyson Perrins and 360 sq m at Inorganic Chemistry would be vacated and facilities transferred to the new building. This would allow the Chemistry Department to then operate from a single consolidated location. Overall there would be a net increase in floorspace of approximately 12,500 sq m, with 247 staff / researchers and 952 students catered for in the new accommodation, including those transferred from other buildings. Approximately one third of the chemistry students based here would be graduates whilst it is also anticipated there would be up to 58 visitors each day.

4. The principal determining issues in this case are assessed to be:
   - planning policy;
   - architecture and built forms;
   - trees and landscaping;
   - historic context;
   - an assessment of impacts of development;
   - highways, access and parking; and
   - sustainability.

Officers' Assessment.

Planning Policy.

5. Although the application site is not specifically allocated for development within the Local Plan or recently adopted Core Strategy, the latter supports the development of additional academic buildings at appropriate University sites where they respect the character and setting of the City's historic core. As this application relates to accommodation for the University's Department of Chemistry then committees are also reminded that newly adopted Core Strategy policy CS25 applies. This replaces Local Plan policy ED8 and requires that new teaching and academic floorspace for the University should be matched by new residential accommodation for its students and should only be permitted providing no more than 3,000 students live outside purpose built student accommodation.
6. Whilst figures can sometimes be difficult to interpret as many of the University's research fellows have both teaching and studying roles, as of 2010 that figure stood at 2,688. In addition major developments recently completed, under construction or at the planning stage at St. John's, Lady Margaret Hall, Keble, Pembroke, St. Hilda's and St Hugh's will further reduce that figure in the near future. Moreover the central University also holds an extant planning permission for 590 graduate student study rooms at its development at Castle Mill, Roger Dudman Way, of which only a first phase of 208 rooms have yet been built out and occupied. The planning application therefore complies with the terms of policy CS25 of the Core Strategy. A condition is suggested however requiring that the 3000 figure must continue to be met prior to occupation.
7. Whilst a range of more general policies relate to the proposed development, (listed at the head of this report), most relevant perhaps are those relating to the historic environment, even though the application site falls just outside the Central Conservation Area. These including HE9 of the Local Plan relating to high buildings plus HE3 and HE 7 relating to listed buildings and the Central Conservation Area respectively. Policy CS4 of the newly adopted Core Strategy relating to the Oxford Green Belt plus SR2 and SR 5 of the Local Plan relating to open spaces and sports facilities are also relevant, as are HE8 relating to historic parks and gardens, and transport policies for the central area TR3, TR 11 and RE12.
8. At a national level the revised Planning Policy Statement No. 5: "*Planning for the Historic Environment*" (PPS5) of March 2010 is of particular relevance. This re-affirmed the government's commitment to the historic environment and requires that applicants and the local planning authority have sufficient information to understand the significance of heritage assets and to understand the impacts that any proposal would have on them. It advises in particular that local planning authorities should take into account the desirability of sustaining and enhancing significant heritage assets and acknowledging the positive role that their conservation can make to the establishment and maintenance of sustainable communities and economic viability. PPS 5 recognizes therefore that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term, but equally that it is desirable for new development to make a positive contribution.

9. The application the subject of this report is supported by material that assesses the heritage value of historic buildings on or near the application site and also the significance of views of the site from a variety of locations. The supporting information also shows how the proposals have been informed by this analysis and examines the impact of the proposed new building and extension to the existing CRL1 building.

10. The site falls wholly outside the Central Conservation Area but the new building adjoins the listed Dyson Perrins building to the west whilst the proposed extension to CRL1 fronting Mansfield Road adjoins the Grade1 listed chapel to Mansfield College. University Parks which falls within the Oxford Green Belt and possesses the status of a statutorily "registered" garden lies a little way to the north, though any potential views of the development have also been tested from there. The University Club sports field to the east of Mansfield Road is a protected open space.

Architecture and Built Forms.

11. The proposed CRL 2 building occupies a similar if rather larger footprint to the existing Physical and Theoretical Chemistry building it replaces, and extends to 4 levels above ground and 3 below. It is located at that point on the north side of South Parks Road where the "building line" moves back from a position tight to the street, (Dyson Perrins), to one where spaces exist to the frontage of buildings (Plant Sciences). The proposed CRL2 building seeks to bridge this change in building footprints in a structure which is distinguished by a series of distinctively angular "parallelogram" forms which embrace an entrance forecourt and leads the visitor to the centrally located main entrance off South Parks Road. Two other entrances are located to the western side of the building leading off a public space created by displacing existing car parking from Hinselwood Road. This space has been named as "Chemistry Green" in the proposals and functions as a space where users of the building can spill out, and indeed where the ground floor cafes located to this side may enjoy outside seating during summer months. At ground floor level here and to the principal southern elevation to South Parks Road a glazed plinth to the building gives views into the interior. The two entrances to the west side are likely to be used in the main by students entering the building rather than researchers or visitors who would more likely enter direct from South Parks Road via the main entrance and reception area which is set within a full height entrance atrium at this point.

12. The distinctive angularity to the building is emphasised by its verticality throughout. To the parallelogram elements to the frontage of the building automated, vertically hung timber louvres are set in front of a frameless single glazing system with opening windows where they serve office and meeting rooms. In between these parallelograms a glazed curtain walling system above the main entrance exposes the atrium beyond. To the main part of the west elevation fixed vertical, angled stone louvres are indicated with glazed curtain walling set behind where write up spaces to laboratories are located. Where plant rooms exist to this side of the building metal louvres exist in place of the curtain walling. To the eastern elevation facing Plant Sciences a

simpler bronze glad walling system is proposed, with simple vertical glazed elements periodically set within the facade to create tower like features. Generally plant and other rooms with specialist equipment are located to this side of the building which have only a lesser requirement for direct light. To the north where there would be less solar gain, a clear glazed curtain walling system is again employed. At various points around the building smaller stone clad sections are introduced to the elevations.

13. The functional requirements of the building have also dictated at which levels within the building various activities are located. Thus elements which do not require natural light such as laser laboratories, plant and specialist rooms, and the three 200 seat plus lecture theatres are sited at various basement levels with the ground floor given over to entrances, circulation, breakout spaces, cafe etc, and upper levels to extensive laboratories, write up areas, private offices and meeting rooms. Accommodating various activities at basement levels and creating 4 levels above ground results in the building sitting at about the Carfax height of 79.3m AOD. Elements such as some plant and flues (which are required to discharge above roof levels) are set above within a series of off - set “chimneys” designed as architectural features to the building. This is a similar approach as adopted in other recently constructed science buildings nearby such as Biochemistry and Earth Sciences. Whilst there is therefore some intrusion above the Carfax height, it is in the form of architectural elements which conceal functional requirements and which officers judge not to be harmful to the changing nature of the roofscape across the Science Area.

14. Perhaps the most unusual and intriguing feature of the building is however the underground link to CRL1 to the south side of the street, linking the building physically as well as functionally with CRL2. To CRL1 three modifications to the building are proposed. Firstly at the corner point of the building at the junction of South Parks Road and Mansfield Road vertical timber louvres matching those opposite at CRL2 are added to also provide a visual connection between the buildings. Secondly where the rubble stone wall along the Mansfield Road frontage is currently located, this is replaced by a smooth stone boundary wall with glazed slots inserted plus a sloping glazed skylight attached to the wall and building. The insertion of glazing provides interest to this largely blank eastern elevation to CRL1. It also provides light and glimpses of the basement accommodation and underground link below. The third and most significant element is an extension to the south - east corner where a service yard is currently located. Here a 3 storey extension is proposed with a new entrance to the building created direct from Mansfield Road. This would become the principal entrance to the building replacing the existing one to the west accessed off the hidden square which also provides access to the Rothermere Institute.

15. Originally this extension had been intended to replicate the parallelogram architectural features displayed at CRL2. However due to concerns about its relationship to Mansfield College to the south, and in particular its listed chapel, modifications have been made to provide a more relaxed building and relationship. The modifications have moved the extension back from the

footway to the main face of the existing building within the rectangular structure sited slightly further away from Mansfield. The facing materials consist of the smooth stone proposed for the adjacent boundary wall as a ground floor plinth to the extension, with vertical stone louvres above. Internally the extension is intended to accommodate a reception area at ground floor level plus internal storage, with individual offices and meeting rooms at upper levels. Officers consider the modified design to provide a more relaxed and less aggressive neighbour to the sensitive Mansfield College to the south, replacing an unsightly service yard. Together with a recently permitted extension at Mansfield set between the CRL1 extension and the college chapel, officers therefore consider that an acceptable transition in terms of architectural forms, scale of development and choice of materials has been achieved along this section of Mansfield Road.

16. At CRL2 the different architectural treatments to the various elevations is driven in large measure by the internal functional requirements of what is necessarily a heavily serviced building and the need to control solar gain in the interests of an energy efficient building. In all cases however overriding features are the strong vertical rhythm and order set within rectilinear architectural elements. Whilst there is a distinctive modernity to the building as a consequence, the use of traditional materials in the main - stone, timber, glass - acknowledges the building's more traditionally designed neighbours. Nevertheless the distinctive architecture of the building at a prominent location within South Parks Road opposite the junction with Mansfield Road will identify CRL2 as perhaps the most striking of additions to the University Science Area in recent times.

Trees and Landscaping.

17. A full tree survey accompanies the planning application relating to some 28 individual specimens in the vicinity of the proposed new building, mostly along South Parks Road and Hinselwood Road. Of these 12 are common limes, 9 flowering cherries, 2 common yew, 2 bay and one each of crab apple, Rowan and Norwegian maple. In turn 11 of these are graded B (moderate visual quality), and 15 grade C (low quality). None were assessed as grade A (high visual quality) whilst two flowering cherries to the west of the existing Physical and Theoretical Chemistry building were recommended for removal as they possessed significant decay, die back and canker.

18. To allow the development to proceed 4 further flowering cherries and the Rowan, all also located to the west of the existing building, are intended for removal. None are large species and only one is graded B, the remainder being C category trees. Their loss in terms of public amenity is therefore minor, and does not form a reason to oppose the development.

19. None of the more significant row of mainly common limes to the South Parks Road frontage are indicated for removal however, though the retention of 4 of the common limes and 1 yew could be potentially threatened by the construction works unless best practice on the retention of trees is employed throughout the construction period. The Arboricultural Implications Report

accompanying the planning application indicates that whilst excavation for the proposed basement is in close proximity to these trees their root development over the years will have been limited by the presence of the existing building. As such the proposals should not involve root removal or impacting the trees' current available rooting system. To avoid any risks the building could be realigned slightly, and / or the stringent tree protection measures indicated in the report strictly enforced. It is recommended that an arboriculturalist be appointed with a watching brief to supervise protection of the lime trees when work is carried out near to them, and that this be required by condition.

20. New tree planting is proposed as part of an overall landscaping scheme for the new, more pedestrian orientated spaces created along Hinselwood Road, to *"Chemistry Green"*. To the west side to the rear of Dyson Perrins and adjacent to the Centre for the Environment a group of up to 8 cherries are proposed within a small raised landscaped area whilst along the line of Hinselwood Road Turkish hazel, Himalayan birch or sweet gum are being considered. To the east side of Hinselwood Road between the two entrance points to the building from this direction, a mixed hard and soft landscaped area is created where car parking in part currently exists. This landscaped area provides an external space to the building where staff and students can linger. In plan the angular form of the landscaped area reflects the distinctively angularity of the CRL2 building itself. Part of the area would be in there form of a further raised area, this time in the form of a lawn. The two raised landscaped areas either side of Hinselwood Road would provide informal seating to their perimeter.

21. To the South Parks Road frontage a paved area provides a large forecourt area leading to the building's main entrance. Surface materials here and elsewhere would be chosen to respond to the characteristics of the locality, and those more commonly used within the city. These and the details of a coordinated scheme street furniture consisting of seating, litter bins, cycle stands, lighting and bollards would be secured by condition. In sum these landscaped external spaces are fully supported as being both functional and providing an appropriate visual setting for the new building to which they relate.

Historic Context.

22. Development of the University Science Area began with the Oxford University Museum, completed in 1859 and built on 8 acres at the corner of University Parks. Extensions to the museum and new buildings were added during the remainder of the C19th, the earliest being the Clarendon Laboratory just to the north of the Museum, subsequently replaced by what was the Earth Sciences building. In the north west corner of the Science Area the first building was a lodge constructed in 1888 to match an existing one at the southern end (now replaced by the Radcliffe Science Library). The Townsend Library (Grade II listed) was added in 1910 extending the Science Area further into the University Parks and in 1913 the Dyson Perrins building (Grade II listed) was added further east in South Parks Road. The extension of the Science Area eastwards along South Parks Road continued with the Sir William Dunn School of Pathology in1926.

With the acquisition of this further land to the south east of the museum development continued ad hoc during the first part of the C20th. In 1934 a Masterplan for the Science Area was adopted which sought to rationalise and plan future development and define the limit of the northern boundary with the University Parks. Architectural practice Lanchester and Lodge became involved in the delivery of the Masterplan and several of the buildings in the Science Area is their work. Physical and Theoretical Chemistry Laboratory of 1939 now proposed for demolition to make way for the new CRL2 building is one of them.

23. Today the notable buildings within this part of the Science Area include the following:
    - Mansfield College (Basil Champneys 1887, listed Grade II*)
    - Radcliffe Science Library (T. G. Jackson 1901 - 03, 1933 - 34, listed Grade II).
    - Dyson Perrins (Paul Waterhouse 1913, listed Grade II)
    - Sir William Dunn School of Pathology (E.P.Warren 1926, unlisted)
    - Plant Sciences (Sir Hubert Worthington 1947, unlisted)
    - Earth Sciences (Wilkinson and Eyre 2010, unlisted)

24. These and other buildings referred to in this report are identified in the accompanying plan attached as **Appendix 4** to this report. Of particular significance in conservation terms are Mansfield College and the Dyson Perrins building.

25. Mansfield College, which is sited south of the existing, recently constructed Chemistry building was founded in 1886 to provide education and theological training for nonconformist ministers of the Congregationalist denomination. The college originally had buildings on three sides with the chapel in the east range (1887- 1889) with further buildings added later on the south side to complete the quad along a new road constructed between Holywell Street and South Parks Road. Although it has a more open aspect to Mansfield Road, it is typical of Oxford colleges in layout and design. The Chapel next to the proposed extension to the Chemistry building is designed with buttresses and tall windows to create a strong vertical rhythm and uses a warm natural stone to give colour and texture to the streetscape.

26. Dyson Perrins, to the west of the main site to the north of South Parks Road has a restrained classical style with an ordered and regular rhythm of windows and is built in stone and red brick. Probably for the first time in buildings in the Science Area the external appearance of the building with its large first floor windows begins to suggest its function and the nature of activities internally. It is one of only two buildings in the Science Area to have been awarded National Historic Chemical Landmark status by the Royal Society of Chemistry for the work of Professor Hodgkin on antibiotics, vitamins and proteins.

27. In this context the significant conservation elements relating to the proposed development can be summarised as follows.
    - The University Science Area is highly significant as part of the history of the university, the history of the development of research buildings. Some

buildings at the Science Area are listed and have high significance. Many though, particularly the later C20th buildings, are utilitarian and have more limited interest.

- For its listed buildings and for its associations with history of nonconformist religion in the C19th Mansfield College has high significance.
- As statutorily registered gardens designed as an arboretum and recreational facility for the public, University Parks also has high significance.
- The urban and natural landscape of the City Centre overall has high significance for a variety of reasons – architectural, historic, aesthetic, artistic and archaeological. The site and its context is part of this wider landscape, though there are elements that detract from this overall quality.
- There are long distance views of the city skyline from identified viewing points around the city (Oxford's View Cones). The application site is not prominent in these views and currently does not make a contribution.
- The setting of the listed buildings within the area has changed as part of the acknowledged ad hoc and planned development of the Science Area and South Parks Road throughout the C20th and into the C21st. The setting of Mansfield College has also changed with development opposite and adjacent to it. The existing Chemistry building has the greatest impact in some views.
- The character of Mansfield Road as a consequence of the development of the Science Area has changed over time. With notable exceptions like the Master of Balliol's lodgings to the south of the University Club, C19th villas have in the main been replaced by purpose built research buildings and the scale of buildings has changed its original suburban character to one that has a more urban scale. The tree lined verges and landscaped frontages soften the street and provide colour, texture and screening, particularly when in leaf.

Assessment of Impacts of Development.

28. In line with PPS 5 advice, accompanying the planning application is a detailed Heritage Statement which seeks to assess the historical significance of the application site and its surroundings in order to gauge the impact of the new building. The various buildings, streets and spaces surrounding the proposed development are assessed for their architectural and conservation significance, and "verified" images produced accordingly. The analysis also assesses the importance of the research to be undertaken and the development's compliance with Local Plan and Core Strategy policy which are also material considerations in determining the application.

29. Long and Middle Distance Views. The building size and design is a function of the identified needs and best practice in the design of research buildings balanced with the architect's understanding and response to context. Reducing the level of accommodation will threaten to compromise fulfilling its academic requirements. Elements of them CRL2 building rise above the Carfax threshold and include the frontage blocks, chimneys, plant and equipment. The justification is the need to articulate the parapet level and reduce the apparent bulk. In long distance views (View Cones) the building will be imperceptible and will not harm the spiky skyline or foreground views. Views from middle distance vantage points have also been tested, from the University Church and from University Parks. In the former the extensions at roof level are seen against the changing roofscape of the Science

Area as minor features start to protrude above the Carfax height, replacing other features such as the dominant Hans Krebs tower due for demolition on order to build out the remainder of the new Biochemistry building in the near future. From University Parks the development would be obscured from view by the intervening tree coverage and buildings to the north side of the Science Area. Taken in the round these changes are not viewed as harmful.

30. South Parks Road. The character of South Parks Road has changed over time and now contains a mix of late C19th and early C20th buildings interspersed with modern ones of different scale. As with the Grade II listed Dyson Perrins building to the west, the scale of the existing Physical and Theoretical Chemistry building reflects the period of expansion of research buildings in the first part of the C20th. It has an economy of design, but is rooted in the neo classical. The quality of its immediate setting is poor with a utilitarian public realm, mitigated mainly by the trees lining the road. The views up Mansfield Road towards the site are underwhelming, framed by two modern and large research buildings. The site has prominence at the junction between Mansfield Road and South Parks Road and as a transition point where buildings on the north side are set back from the road, compared to those further west. The proposals seek to mediate between these various characteristics to provide a building that more positively addresses the street, providing a point of interest and public entrance, plus new views north along Mansfield Road and east and west along South Parks Road.

31. Mansfield College. The north boundary of the College and south boundary of the existing CRL1 accommodate the service needs of the two institutions and this part of the two sites is characterised by plant and equipment, sheds and parking areas. Mansfield College is proposing to extend into this area with a new two storey buildings and generally tidy up the area. The University's proposals similarly involve changing the appearance to remove the clutter of plant from the service yard facing the street and insert a new extension to CRL1. It is a sensitive location within the setting of the listed Mansfield College chapel. The detailed design seeks to respond to the verticality and rhythm of the chapel's form, yet link it to the main Chemistry building in architectural language. In doing so there is a difference in scale to address. As originally submitted English Heritage expressed concern about this element of the proposal and its projection forward of the building line. The scheme has been revised to resolve these concerns and is now proposed set back on the existing building line with amended detailing. English Heritage whilst still maintaining some concern, nevertheless acknowledge the improvement. Given the improved relationship, the existing use of the space currently as an inappropriately located service yard, and Mansfield's own intentions to improve the gap between the two sites, on balance officers have concluded that the proposed extension would provide a more fitting neighbour to the college chapel than current arrangements.

32. The college has also voiced concerns regarding glimpses of the new extension to CRL1 when viewed from the college quad through the gap between the northern range and the chapel to the east side. The gap is a narrow one and views beyond are only visible from limited vantage points. The character of the College's quad is an enclosed space framed by the college's own buildings. The new extension would certainly be viewed from

some vantage points obscuring a small amount of visible sky. At lower levels the college's own proposed extensions would also be seen in this view. Officers have concluded that the extension CRL1 would not damage the character of the quad. Although the new building will be visible and obscure a small amount of visible sky from limited vantage points, this change will not be unacceptably harmful. It would be compensated anyway by gains in views from public vantage points where the CRL1 extension would replace the service yard fronting the street.

33. Dyson Perrins Building. Situated to the west of the proposed new building, the Grade II listed Dyson Perrins building was constructed in the early C20th to the designs of Paul Waterhouse. This 2 and 3 storey building of stone and brick construction with a stone parapet at roof level displays regular rhythm of vertically paired windows to South Parks Road. To its rear is the less pleasing Centre for the Environment attached to which is a modern lecture theatre to the west side of Hinselwood Road. This thoroughfare is intended to be the principal route into the Science Area from the south in the Masterplan, but possesses a character more akin to a car park and service area. The application seeks to rationalise activities here by removing car parking along the east side of Hinselwood Road, and creating a landscaped public space integrated with the new building and providing entrance points to it. A further small green space is also created to the east, to the rear extension to Dyson Perrins. In views along Hinselwood Road and along this section of South Parks Road the impacts are positive in terms of the setting of Dyson Perrins and its subsequent extensions.

Highways, Access and Parking.

34. Currently some 38 car parking spaces occupy the application site either side of the Physical and Theoretical Chemistry building, together with 270 cycle parking spaces, also located around the perimeter of the building. In these proposals car parking is reduced to 15 spaces (including 2 for disabled use), located along Hinselwood Road. Cycle parking is increased however to 408 spaces, 90 of them under cover. Again these are sited at a variety of locations, including to the South Parks Road frontage. Local Plan standards require cycle parking to be provided at a ratio of 1 space per two students for educational / research buildings of this type, and one per 5 staff / researchers. However the University has adopted a single standard of approximately 1 space per 3 students / researchers which is based on its own research of actual usage across the Science Area. This acknowledges that not all students and researchers are present on the site at the same time. The figure of 408 spaces would contribute to some 4500 cycle parking spaces envisaged for the whole of the Science Area in the Masterplan. Servicing of CRL2 would be from a point to the south - east corner of the building off Sidthorp Road. These arrangements are supported as they respond positively to the aims of the adopted policies of City and County Council as planning and highway authorities respectively.

35. In support of the gradual reduction of private car parking across the Science Area in favour of other modes, the University has produced a comprehensive

Travel Plan. A condition to the planning permission if granted would require the submission of a revised Travel Plan accordingly. A Construction Travel Plan would also be secured by condition.

36. In further support of the proposals the University would contribute to highway / public realm works to South Parks Road extending east and west from the new building, and also along Mansfield Road. Such works would assist in improving the above ground connectivity between CRL 1 and 2, improve the quality of the public realm, and also serve to reduce traffic speeds. It would also be consistent with the aims of the Science Area Masterplan which identifies Hinselwood Road as the principal thoroughfare into the Science Area from the south as an extension of the route from the City centre along Mansfield Road. The details of such a proposal have yet to be fully worked up however and designs would come forward through a collaborative process involving the University, and officers of City and County Councils. In addition to public ream works extending as far as the Statistics building to the west, Plant Sciences to the east and the Tinsley building on Mansfield Road, the works might also include additional signal controlled or advisory crossings, speed control platforms, level surfaces, features to assist the blind etc. The works would be to the value of approximately £400,000 with the University undertaking construction on behalf of the Highway Authority under the provisions of the Highways Acts secured by condition.

37. The Highway Authority is fully in support of the approach of the University in relation to access to the application site but seeks further information in relation to the revised Travel Plan, Construction Travel Plan, constructional details of the underground link between CRL 1 and 2 and the public realm works. It would also wish to see sustainable drainage techniques for surface water runoff incorporated within the development. These details can all be secured by condition.

Sustainability.

38. A Natural Resource Impact Analysis (NRIA) and Energy Strategy accompany the planning application with the intention of achieving the minimum score and more on the NRIA and an “outstanding” BREEAM rating, bearing in mind the high energy requirements of the building, equating to 5 times that of an office building of the same size. In terms of the NRIA a minimum score is achieved in all four categories of energy efficiency, renewable energy, use of materials and water resources, giving a combined score of 7 out of a possible 11, above the minimum score of 6.

39. In summary energy demands are reduced by a combination of features integral to the building, including maximising solar gain tempered by vertical shading louvres; double skin facades to offices to reduce heat loss in winter and heat gain in summer; and insulation and air tightness up to 20% in excess of the requirements of the Building Regulations. This is supplemented by approximately 20% on site renewable energy made up of 8.7% from air source heat pumps; 0.3% from photovoltaics; 7.4% from a mini gas fired combined heat and power system; and 3.0% from ground source heat pumps

located below the building in a closed loop system. (At the time of writing the University is also investigating the scope for extending the use of ground source heat pumps to serve the Science Area more generally).

40. Other specific sustainability features of the building include:
    - an energy management system to control all heating, cooling and ventilation systems;
    - high efficiency lighting;
    - appliances with A+ ratings, including timers where 24 hour running is not required;
    - minimisation of power consumption of PCs when idling;
    - materials sourced from the UK within 30 kilometres wherever possible to minimise transportation, bearing in mind also their durability over time;
    - timber products from renewable sources;
    - reuse of crushed materials as piling mat and for other non structural fill;
    - rainwater collection for irrigation and WCs;
    - dual flush WCs;
    - proximity controlled urinals;
    - sensor operated aerated taps; and
    - water saving showers.

Other Matters.

41. Archaeology**.** A desk based archaeological assessment is submitted with the planning application and details the potential for Roman, medieval and post medieval (including Civil War) remains in the general locality. Bearing in mind the density of recorded archaeological sites in the near vicinity then a condition is recommended requiring the implementation of a programme of archaeological work in accordance with a written scheme of investigation, in line with the requirements of PPS25. The archaeological investigation should take the form of a strip and record excavation and be undertaken by qualified archaeological contractors working to a brief issued by the city council as local planning authority.

42. Flood Risk and Water Management**.** The proposed CRL2 building occupies a similar but larger footprint on the ground as the existing Physical and Theoretical Chemistry building on what is a level site located approximately 500m from the River Cherwell to the east and 1500m from the River Thames to the west. It is located within Flood Zone 1 as defined by the Environment Agency, i.e. within an area with less than 0.1% likelihood of flooding in any given year. There is no history of flooding at the site and as it falls within Flood Zone 1, no “Sequential Test” of other sites is required. The large basement area to the proposed building would be “tanked” to prevent any water ingress, though a collection system may be required to ensure there is no detrimental impact on groundwater flows which are generally eastwards towards the River Cherwell.

43. In terms of surface water, whilst the site is not at risk of flooding, over the potential lifetime of the building an increase in rainfall intensity of 30% may be

expected, and appropriate measures need to be in place to reduce runoff. Surface water runoff from roof areas is intended to be stored for use in a rainwater harvesting system with a capacity of 40 cu m. An additional 40 cu m of surface water storage is proposed in the form of an attenuation tank to be operational when the rainwater harvesting system is full.

44. Overall the Environment Agency is now satisfied with these emerging details but requests the imposition of conditions requiring further details relating to surface water drainage, ground source heat pumps, groundwater drainage, and groundwater level monitoring.

45. Public Art**.** The application qualifies for the provision of public art in some form and a condition is suggested accordingly. The proposed Chemistry Green is a potential location, though other possibilities also exist.

Conclusion.

46. The planning application represents the latest in a series of major new research buildings proposed for the University Science Area which seek to provide state of the art teaching and research accommodation by replacing undistinguished buildings which are no longer suitable for the cutting edge research expected to be undertaken within them. The new CRL 2 building would also allow the Department of Chemistry to be consolidated within two linked buildings either side of South Parks Road, and the public realm between them improved. Concerns have been raised about the scale of the new building, but more particularly about the relationship of the extension to CRL1 to the listed Mansfield College chapel nearby. Whilst these concerns are acknowledged, officers have also taken into account that the proposed extension has been modified from its original form; that it provides a better and more logically positioned entrance to CRL1; and that it replaces an unsightly service yard facing directly onto the street. It is concluded that the extension and the change that it represents is not harmful therefore and overall represents an improvement to the streetscene at this point. Nor are any changes to short, medium or longer distance views of CRL2 and the extension to CRL1 harmful so as to warrant opposing the planning application.

47. Committee is recommended to support the proposals accordingly.

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

Background Papers: 11/03254/FUL

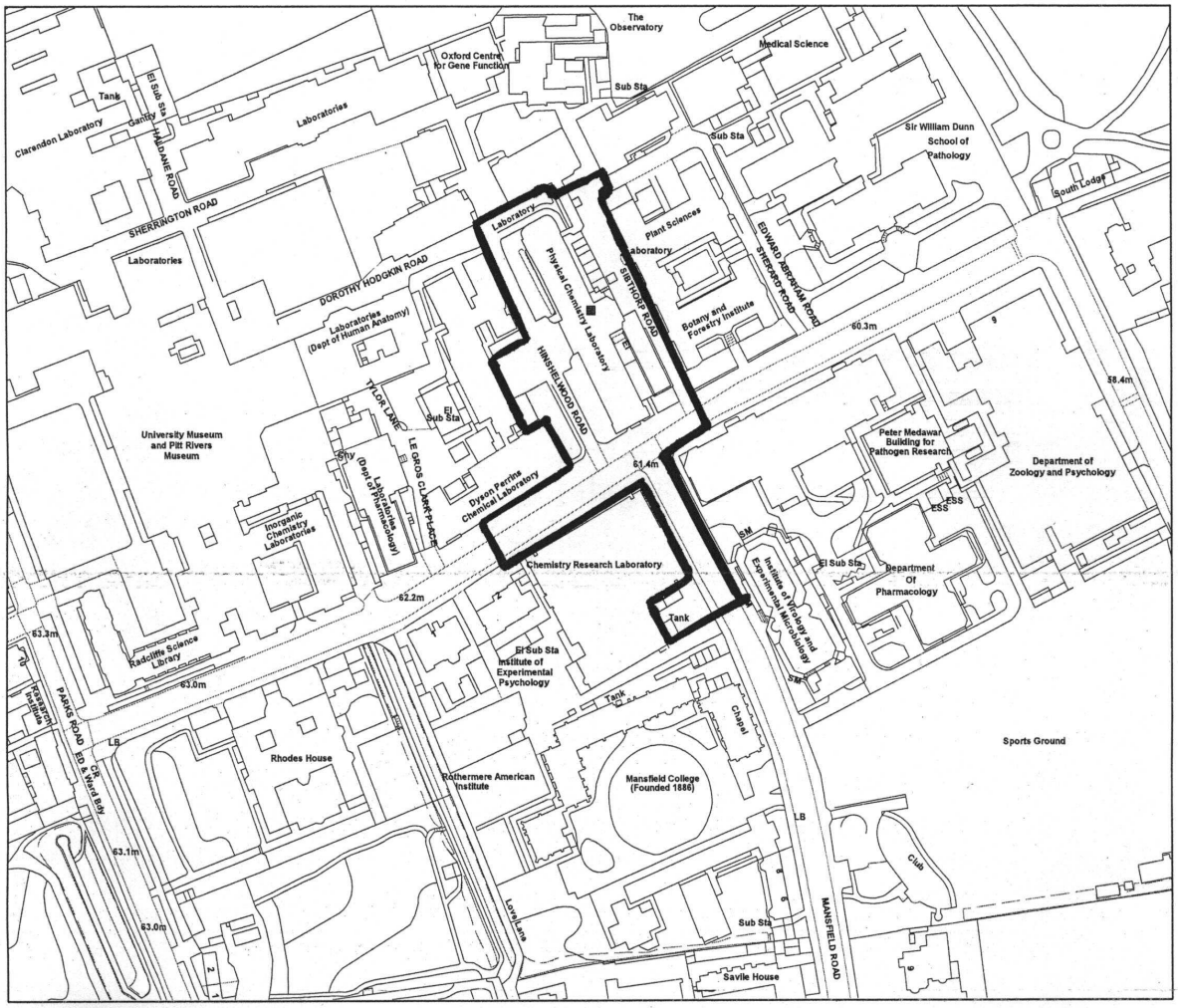
Case Officers: Amanda Rendell **/** Murray Hancock / Nick Worlledge
Extensions: 2153 / 2147
Date: 27 May 2011

APPENDIX 1

Chemistry (CRL2), South Parks Rd.

10/03254/FUL

GIS by ESRI (UK)



Legend

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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	31 May 2011
SLA Number	Not Set

*Produced using ESRI (UK)'s MapExplorer 2.0 - **http://www.esriuk.com***

APPENDIX 2

ADDITIONAL INFORMATION

CHEMISTRY RESEARCH LABORATORY 2 (CRL2)

PROPOSED ALTERATIONS TO SUBMITTED SCHEME

1.0 Introduction

1.1 The consultations on the submitted scheme have led to careful consideration of matters of concern that were raised by the consultees. Having analysed the comments the project design team has concluded that some changes to the proposed extensions and alterations to the existing Chemistry Research Laboratory would address the concerns of several key consultees.

1.2 The design team considers that the proposed changes are an improvement to the original design. The City Council is therefore requested to substitute these drawings for those which were submitted originally. A further period of consultation will be necessary to allow groups and individuals to consider these changes.

1.3 This report sets out the comments that have been received and describes the way in which proposed changes are intended to address the comments of consultees.

2.0 Consultation Responses

Victorian Group of Oxfordshire Architectural and Historical Society

2.1 "*Chemistry Lab on S. side of road (CRL1) is already far too big, and a most overbearing neighbour for Mansfield College. We object to the proposal to make it even bigger by adding to its SW* (sic)*corner*".

English Heritage

2.2 In relation to extension to CRL1

"The extension here will have a harmful impact on the setting of the Mansfield buildings and the Conservation Area".

"If an extension of the scale proposed can be justified, then EH suggests that the design is rethought to relate better to its context"

"The skylights would have less visual impact if they were set behind a low boundary wall".

Recommends:

"....that the scale and design of the extension to CRL1 and associated skylights is reviewed to minimise the adverse impact on the setting of Mansfield College and on views within the Central Conservation Area along Mansfield Road".

Mansfield College

2.3 *"....the atrium proposals as they are currently conceived did not find favour..."*

"The new atrium proposal is obviously less intrusive than this (CRL1 and roof areas, especially plant room and metal chimneys), but from the visuals presented at the meeting.....represent yet another unsightly building element on our northern boundary."

"....re-think the design, the scale, the materials and the lozenge shape..."

It has *"....no relationship at all to either the 19th Century Mansfield College or the 21st Century Chemistry Research Building".*

3.0 Design Changes to address these comments

3.1 These proposed changes relate to the proposed extension to the south east corner of the existing Chemistry Research Laboratory (CRL1) and to the surface treatment (the skylight) of the tunnel which would link CRL1 to CRL2.

3.2 The extension has been redesigned in a number of ways.

- It is now a regular shape which is more in sympathy with CRL1 and does not seek to reflect the shape of CRL2.
- The change in shape means that the building is now further away from Mansfield College Chapel.
- The extended atrium has been removed, and the atrium retains its current size and position.
- The materials and elevational treatment of the extension, which occupies the position of the former service yard, have been modified to be more sympathetic to the design of CRL1, and less "challenging" in the street scene, especially to Mansfield Chapel.
- The extension will be less prominent in all views, especially from Mansfield Road and from the north looking towards Mansfield Chapel.

3.3 The treatment of the skylight to the linking tunnel has also been modified. The new extension building proposes a base layer of stone and this material is used to form much of the boundary of the tunnel skylight. The stone feature will replace the existing rubble stone wall with a series of "blades" with irregularly positioned glazed inserts. This stone wall will conceal the skylight.

3.4 The relationship between these changes and the comments outlined above is quite clear, and these modifications are a direct result of the consultation process.

3.5 In essence the changes involve:

- Rationalising the extension into an orthogonal form and pulling the south-east corner away from Mansfield College attempts to maintain the gap between the main building and the Chapel when viewed from the College quadrangle.

- The orthogonal form will have a more harmonious relationship with the existing CRL1 and Mansfield College's geometries as opposed to the original "lozenge shape".

- The original extension attempted to mimic Mansfield College Chapel in its proportions, scale and materiality. This is seen to detract from the prominence of the Chapel.

- The current design proposes floating the extension above a "stone base" which is intended to reduce the visual bulk and weight of the extension when read in comparison with the Chapel.

- The orthogonal form of the extension seeks to address the concerns that the earlier design had no reference to the existing CRL1.

- The suggestion that the skylights should be set behind a boundary wall has been taken up so that the skylights will be concealed behind the continuation of the stone base wall which will incorporate slits to allow views form the street to the tunnel below.

4.0 Conclusion

4.1 The consultations with Mansfield College and English Heritage have proved to be highly productive. They enable key issues to be identified, especially in relation to heritage assets. The changes that are now proposed flow directly from these consultation responses.

4.2 Some changes were made to the main building, CRL2, as a result of the consultation process, especially with the South East Regional Design Panel. These changes were made before the planning application was submitted.

4.3 It is hoped that these current changes will address, satisfactorily, the concerns of Mansfield College and English Heritage and the design team is grateful to both for the constructive way in which the consultation process has been carried out.

APPENDIX 3

PROPOSED CHEMISTRY RESEARCH LABORATORY (CrL2)

RESPONSES TO CONSULTATION COMMENTS

1.0 BACKGROUND

1.1 The consultation process for the new Chemistry laboratory has involved many opportunities for discussion with interested groups and organisations. The process has sought to explain why this development is required at this time, and why the chosen site is considered to be the most suitable and appropriate.

1.2 Many of the existing buildings which are used for chemistry (both teaching and research), are outdated and no longer fit for purpose. This includes the Physical and Theoretical Chemical Laboratory (PTCL) which is proposed to be demolished as part of the development. Other buildings such as Inorganic Chemistry and Dyson Perrins are also no longer fit for purpose. Redevelopment of PTCL will enable the department to consolidate its activities, albeit on two sides of South Parks Road.

1.3 The ambition to consolidate activities has also led to proposals to the existing Chemistry Research Laboratory on Mansfield Road/South Parks Road and to the creation of a physical link between it and the new building. This will also help to improve the appearance of the Mansfield Road elevation by removing a service yard and large gas tanks.

1.4 Consideration was not given to locations remote from the centre of Oxford, or indeed away from the Science Area itself.

1.5 A wide range of groups and organisations were consulted and many of their views and comments have been taken into account wherever possible.

2.0 COMMENTS AND CHANGES

2.1 Prior to submission of the planning application changes were made to the initial design to take account of comments from Oxford Civic Society and the South East Regional Design Panel. These included changes to the shape of the

building, modifications to the entrance positions and changes to the east, west and north elevations. The roofscape was an important consideration and great care has been taken to try to create a varied and interesting roofscape. This has included the integration of flues into the overall design of the building rather than as an extra and somewhat alien feature.

2.2 Most adverse comments related to the relationship of the additions and alterations to CRL1 to Mansfield College. The College itself commented, as did English Heritage. The design of this part of the project was amended after submission of the application. A full explanation and justification for the alterations was submitted with the amended scheme.

2.3 Benefits of the proposed development

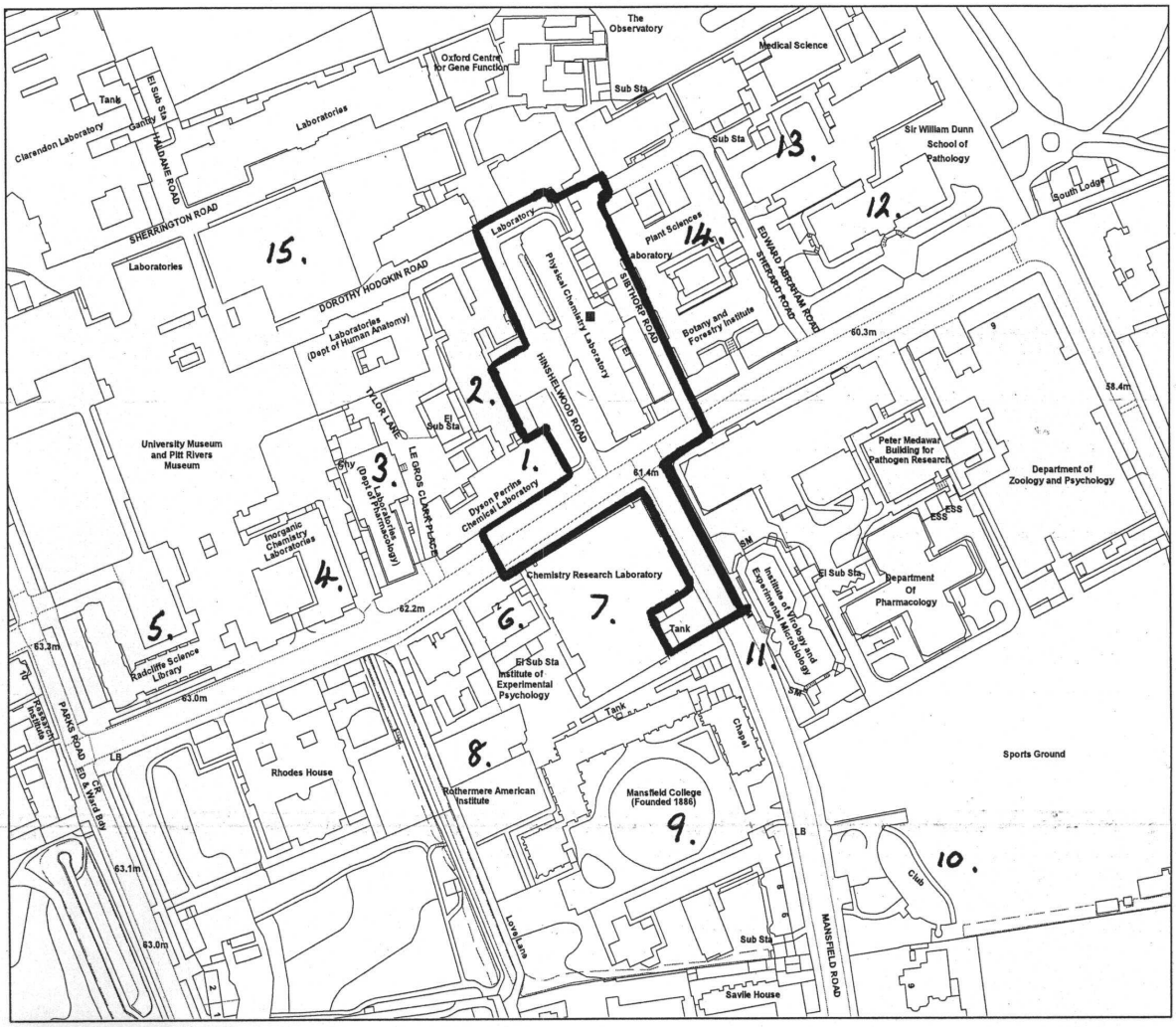
- Significantly improved accommodation for the University Chemistry department enabling it to maintain and expand its international reputation.
- A notable and impressive new building at a key location at the junction of South Parks Road and Mansfield Road.
- Significantly improved pedestrian access into and through Science Area.
- Safe means of moving people between different buildings in the department through the tunnel and using the "shared surface".
- Improvements to highway safety generally as a result of the shared surface.
- Removal of an untidy and ugly service yard and gas tanks on Mansfield Road.
- Very greatly improved legibility for visitors by making the entrances to

APPENDIX 4

Chemistry (CRL2), South Parks Rd.

10/03254/FUL

GIS by ESRI (UK)



Legend
1. Dyson Perrins.
2. Centre for the Environment.
3. Earth Sciences.
4. Inorganic Chemistry.
5. Radcliffe Science Library.
6. Statistics.
7. Chemistry Research Building (CRL1).
8. Rothermere Institute.
9. Mansfield College.
10. University Sports Club.
11. Tinsley Building.
12. Sir William Dunn School of Pathology
13. Oxford Molecular Pathology Institute
14. Plant Sciences.
15. Biochemistry.

Km 0.05 0.1 0.15 0.2

Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	31 May 2011
SLA Number	Not Set

*Produced using ESRI (UK)'s MapExplorer 2.0 - **http://www.esriuk.com***

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West Area Planning Committee 8 June 2011

Application Number: 11/00317/FUL

Decision Due by: 29 March 2011

Proposal: Demolition of existing Curry's Unit, reconfiguration of existing office entrance and construction of new three storey retail (use class A1) unit over part of existing Shoe Lane Mall to incorporate existing retail space on first and second floors. (Amended Plans)

Site Address: The Clarendon Centre Cornmarket Street. (Site plan at **Appendix 1**)

Ward: Carfax Ward

Agent: Marchini Curran Associates **Applicant:** Clarendon LP GP Ltd And Clarendon Nominees Limited

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Recommendation:

Committee is recommended to support the proposal but defer the application in order to allow completion of a Unilateral Undertaking and to delegate to Officers the issuing of the notice of permission subject to conditions on its completion.

Reasons for approval:

1 Officers conclude that the proposal accord with all the relevant polices within the Oxford Core Strategy 2026, the Oxford Local Plan 2001-2016 and the West End Area Action Plan 2007-2016 and therefore recommends approval as the proposal is considered to positively enhance the role of the City centre as the principal retailing centre of Oxford. It will increases the prominence of the entrance in views from New Inn Hall Street, improve the shopping experience and improve the quality of the public realm. Changes in the roofscape will be seen in the context of the existing equipment on the roof of the Clarendon Centre and include use of solar PV panels which achieves 10% on-site renewables.

2 Officers have considered carefully all objections to these proposals. Officers have come to the view, for the detailed reasons set out in the officers report, that the objections do not amount, individually or cumulatively, to a reason for refusal and that all the issues that have been raised have been adequately addressed and the relevant bodies consulted.

3 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.

4 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.

Conditions:

1 Development begun within time limit
2 Develop in accordance with approved plns
3 Samples in Conservation Area Central,
4 Landscape hard surface design - tree roots
5 Landscape underground services - tree roots
6 Tree Protection Plan (TPP) 1
7 Arboricultural Method Statement (AMS) 1
8 Archaeology
9 Mechanical plant
10 Construction Travel Plan
11 Drainage details
12 Cycle parking details required
13 Gates - opening/closing hours
14 Details of gates
15 Cleaning regime

Legal Agreement:

Financial contributions of £182,322 towards infrastructure works to serve the Oxford West End area are sought.

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals
CP6 - Efficient Use of Land & Density
CP8 - Design Development to Relate to its Context
CP9 - Creating Successful New Places
CP10 - Siting Development to Meet Functional Needs
CP13 - Accessibility
CP21 - Noise
NE16 - Protected Trees
NE21 - Species Protection
NE22 - Independent Assessment
HE2 - Archaeology
HE3 - Listed Buildings and Their Setting

HE7 - Conservation Areas
HE9 - High Building Areas
HE10 - View Cones of Oxford
RC3 - Primary Shopping Frontage

Core Strategy

CS1_ - Hierarchy of centres
CS5_ - West End
CS9_ - Energy and natural resources
CS12_ - Biodiversity
CS18_ - Urb design, town character, historic env
CS19_ - Community safety
CS31_ - Retail

West End Area Action Plan

WE1 - Public realm
WE10 - Historic Environment
WE12 - Design & construction
WE13 - Resource efficiency
WE29 - Pooled contrib & forward funding

Other Material Considerations:

This application is in or affecting the Central Conservation Area.
PPS1 Delivering Sustainable Development
PPS4 Planning for Sustainable Economic Growth
PPS5 Planning for the Historic Environment
PPS6 Planning for Town Centres
PPS9 Biodiversity and Geological Conservation

Relevant Site History:

64/01330/P_H - Former F W Woolworth Shoe Lane - Illuminated name box sign on wall on rear entrance. REF 27th October 1964.

82/00756/A_H - Retail & office development for 1 large & 22 small/medium retail units, additional offices, 2 rear service areas & cycle parking. Pedestrian mall linking Cornmarket St, Shoe Lane & Queen St. Revised Plans-Schemes A&B). PER 9th March 1983.

84/00414/A - Two neon entrance signs to Clarendon Centre off Shoe Lane and Queen Street. PER 2nd July 1984.

93/00569/AH - Entrance to Clarendon Centre Shoe Lane - Erection of 2 poster boards (Amended plans). PER 21st July 1993.

97/01978/NFH - 2 emergency exit doors on to Frewin Court. PER 6th March 1998.

98/01716/NFH - Demolition of existing roof structure over Queen St & Shoe Lane Malls. Replacement structure over Queen St & Shoe Lane Malls & external alterations to Shoe Lane & Queen St facades as part of refurbishment of the Clarendon Centre. PER 12th January 1999.

99/00459/NFH - Construct 2 storey extension fronting Shoe Close (fully glazed with entrance doors). Demolish single storey shop front (No. 16) at side of Shoe Lane & rebuild 2 storey extension with new shop front & windows above. (Amended plans). PER 25th June 1999.

02/01901/ADV - High level logo sign to Shoe Lane entrance and retailer identity signage above Shoe Lane, Queen Street and Cornmarket Street entrances. PER 6th December 2002.

Representations Received:

Flat above 6 - 8 New Inn Hall Street: concerns over noise due to the demolition and construction.
Centre for Medieval and Renaissance Studies, St Michael's Hall: concerns over increase in noise levels, timing of works, hours of works, duration of works, access for deliveries during works and after, restricted pedestrian access during works.

Statutory and Internal Consultees:

Crime Prevention Design Advisor, Thames Valley Policy: a number of offences including personal robbery, drug possession and assaults have been reported from the location of Shoe Lane. The service area with the sliding gates will reduce the opportunity for this area to become an area for potential offenders to loiter and wait to commit crime. The recessed service area has featured in offences recorded by Thames Valley Police.
Highway Authority: see below.

Officers Assessment:

Site Description

1. The application site is located in the centre of Oxford and comprises the Clarendon Centre, a shopping mall with entrances off Cornmarket Street, Queen Street and Shoe Lane.

2. Shoe Lane (originally Sewy's Lane) connected New Inn Hall Street with Cornmarket. The Clarendon Shopping Centre maintains this connection under cover. The entrance to the shopping centre is accessible via Shoe Lane from New Inn Hall Street. Flanking either side of the entrance are service yards and the quality of the space and visual appeal are low. The garden wall at Frewin Hall fronting Shoe Lane is Grade II Listed as an ancient rubble wall forming southern boundary to garden, fronting Shoe Lane.

Proposal

3. The application is seeking permission for the demolition of the existing Currys unit, re-configuration of the existing office entrance and construction of a new three story retail unit over part of the existing Show Lane Mall to incorporate the existing retail space on the first and second floors.

4. Part of the existing building is to be demolished and the new build will sit on the same footprint at ground floor level with a cantilevered extension to the building over the existing 'north' service yard. The new unit will remain as A1 retail use and will utilise the upper floor spaces. Servicing will be directly to the second floor from the 'north' service area via the existing service lift provision.

5. The main west elevation will be constructed of rusticated stone to the ground floor with dressed stone to the upper two floors. The two storey projecting window will be made of glazing and bronze cladding and will include a canopy/frame. The glazing at ground floor level will be full height on a low stall riser.

6. Amended drawings were submitted which now retain the Shoe Lane Mall rather than incorporating it into the retail unit. Therefore it will continue to function as it currently does and as required in the Walkway Agreement signed under application 82/00756/A_H. The office entrance alterations have been simplified. The 'north' service yard is now a similar configuration to the existing layout i.e. no angled gate and thus no loss of space. The floor to ceiling heights to all floors have been raised to achieve minimum floor to ceiling heights of 3.3m. This has resulted in the projecting feature window on the west elevation being lifted to provide the necessary clearance required for vehicles to pass and maneuver in the service yard.

7. Officers consider the principal determining issues in this case to be:

- Principle
- Planning Obligations
- Design/Impact on Conservation Area/Public Realm
- Highway Issues
- Sustainability:
- Archaeology
- Trees
- Protected Species
- Other Issues

Principle

8. PPS4 provides the main guidance in relation to the principle of this retail extension. Given the proposal is directly related to a main town centre use; will be located in the City centre; and is in accordance with an up to date plan (adopted Core Strategy) it then accords with the thrust of the Governments' policy approach. It is in line with the key spatial objective in PPS4 which seeks to "promote the vitality and viability of town centres". Therefore in terms

of the sequential approach and scale of development the proposal is in the preferred location and will be likely to have a positive impact in promoting the economic prosperity of the City centre.

9. The proposal would accord with the spatial strategy set out in the Local Plan 2016 and now adopted Core Strategy 2026, since it does seek to positively enhance the role of the City centre as the principal retailing centre of Oxford.

Planning Obligations

10. The application site lies within the 'West End' where the adopted West End Area Action Plan (June 2008) (WEAAP) seeks to set out a mechanism for assessing the impact of new development expected across the West End area, and establishes that each development should contribute its share to the mitigation costs of the overall impact. The West End is anticipated to be an area of major regeneration where the cumulative impacts of the developments envisaged will have profound impacts on travel patterns and movement both within the West End and more widely throughout the city. These impacts will be required to be supported by appropriate infrastructure within the wider planning context, and not on a piecemeal fashion.

11. The WEAAP has identified specific public realm and transport improvements seen as essential to the future success and vitality of the West End and which will assist in raising the profile and value of development in the area. Developer contributions are sought accordingly. In this instance a sum of £182,322 is sought.

12. Therefore, should planning permission be granted, it has been agreed to complete a Unilateral Undertaking for the contributions (original sum of £182,322) with an £8000 admin fee.

Design/Impact on Conservation Area/Public Realm

13. Planning Policy Statement No. 5: "*Planning for the Historic Environment*" (PPS5) of March 2010 explains the government's commitment to the protection of the historic environment and provides a policy framework on the effective management of the historic environment. The guidance asks that applicants and the local planning authority have sufficient information to understand the significance of a heritage asset and to understand the impacts that any proposal would have. It advises in particular that local planning authorities should take into account the desirability of sustaining and enhancing the significance of heritage assets and the positive role that their conservation can make to the establishment and maintenance of sustainable communities and economic viability

14. The proposals have been informed by contextual analysis. The approach has been to design the extensions in a way that increases the prominence of the entrance in views from New Inn Hall Street, improves the shopping experience and improves the quality of the public realm. The scheme has been submitted following pre-application discussions. The extensions remodel the façade,

articulating the entrance and selecting materials to avoid unrelieved areas of walling (as exists at present). The 'public' route through will be maintained and designed to retain the memory of Shoe Lane.

15. The extensions will increase the height of the building and the roofscape incorporates plant and equipment and photovoltaics. The roofscape is visible from Carfax Tower and the changes will be visible. These new elements will be seen in the context of the existing equipment on the roof of the Clarendon Centre and have been laid out to be a more integrated part of the building. Screening is shown around the plant and equipment and the given that there are the glazed atriums running through the Centre the reflective nature of the photovoltaics will read as part of a family of 'glazed' elements. The proposals will not harm the view.

16. The proposals involve reorganising the services aspects and improving the quality of the public realm. This is supported and will add to the post benefits from the New Inn Hall Street improvements carried out by the County Council recently.

Highway Issues

17. Initially the Highway Authority had some concerns mainly regarding adequate turning space for service and delivery vehicles. Revised drawings were submitted to show tracking of vehicles which are now accepted.

18. A new sliding gate is proposed to the 'north' service yard to which the Highway Authority has concerns as it may make it more likely that drivers will not attempt to turn in the service area and will park at the end of Shoe Lane in the pedestrian thoroughfare. However, it has been demonstrated that in the absence of the proposed gate, an adequate area for turning will be retained.

19. These comments are in direct conflict with the Crime Prevention Design Advisor at Thames Valley Policy who has identified a number of offences including personal robbery, drug possession and assaults being reported from the location of Shoe Lane. The service area with the sliding gates would reduce the opportunity for this area to become an area for potential offenders to loiter and wait to commit crime.

20. Officers suggest the way forward be that the gates should remain open during servicing and opening hours and closed at all other times. This can be dealt with via a condition and will overcome the Highway Authorities concern regarding deliveries/ highway safety and the Crime Prevention Design Advisor concerns regarding crime.

21. There is cycle parking on the western side of the 'southern' service yard which will be rationalized, intensified and shelters over added. 13 cycle spaces are to be provided although no details have been provided. This can be requested via a condition. The additional cycle parking is more that adequate enough to comply with the cycle parking standards which requires 1 space per 113m^2. This would equate to an additional 7 spaces based on the increase in

floor space.

Sustainability

22. While this development does not require an NRIA checklist, it is welcomed that one is submitted in any event. 10% on-site renewables is to be achieved through the use of solar PV panels on the roof. The remainder of the submission is also positive, with good energy efficiency and water efficiency measures being proposed, as well as a positive approach to choice of materials and use of recycled materials within the development.

Archaeology

23. A satisfactory desk based assessment was submitted with the application. As noted in the assessment the site is located in an area where the previous development impact is poorly understood and limited archaeological investigation has recorded the presence of significant multi-period urban deposits of Saxon, medieval and post medieval date.

24. PPS5 states that where the loss of the whole or a material part of a heritage asset's significance is justified, local planning authorities should require the developer to record and advance understanding of the significance of the heritage asset before it is lost, using planning conditions or obligations as appropriate. The extent of the requirement should be proportionate to the nature and level of the asset's significance. Developers should publish this evidence and deposit copies of the reports with the relevant historic environment record. Local planning authorities should impose planning conditions or obligations to ensure such work is carried out in a timely manner and that the completion of the exercise is properly secured.

25. In this case, bearing in mind the site constraints, the scale of the proposed development and the extent of the existing foundations and servicing in this location Officers would request that, in line with advice in PPS5, any consent granted should be subject to a condition securing the implementation of a scheme of archaeological mitigation of the full engineering impact of the development.

Trees

26. A TPO tree (horse chestnut) stands in the garden area of 18a New Inn Hall Street, overhanging Shoe Lane which is adjacent to the application site. The tree was TPO'd in 2007 to protect it in the interests of public amenity trees that make a valuable contribution to the appearance and character of the public scene at Shoe Lane.

27. Although it is likely that that boundary wall has restricted root growth into the site, paving will be removed and replaced in close proximity to the trunk so there is a risk of damage to roots if they have grown underneath the wall. The crown of the tree overhangs the access to the site so that its branches are vulnerable to damage during construction phase of development unless

adequate precautions are taken. If planning permission is granted it should be granted subject to conditions to protect the tree during construction,

Protected Species

28. An ecological habitat and protected species survey has been carried out as required by policy NE22 of the OLP. A site survey was carried out to establish the ecological value of the site and its potential to support notable and/or legally protected species. The report and survey established the habitat of the site offers low potential for the majority of protected species to be present and therefore no further surveys are recommended.

Other Issues

29. Concerns have been raised in relation demolition and construction works and associated environmental issues. Such matters are subject to control under separate legislation. A condition which duplicates the effect of other controls will normally be unnecessary, and one whose requirements conflict with those of other controls will be *ultra vires* because it is unreasonable.

30. A construction Travel Plan has been requested via a condition and Oxford City Council strongly encourages that when this permission is implemented, all building works and the management of the development site are carried out in accordance with the Code of Considerate Practice promoted by the Considerate Contractors scheme.

Conclusion:

31. For the reasons given above and taking into account all other matters raised Officers conclude that the proposal accord with all the relevant polices within the Oxford Core Strategy 2026, the Oxford Local Plan 2001-2016 and the West End Area Action Plan 2007-2016 and therefore recommends approval as the proposal is considered to positively enhance the role of the City centre as the principal retailing centre of Oxford. It will increases the prominence of the entrance in views from New Inn Hall Street, improve the shopping experience and improve the quality of the public realm. Changes in the roofscape will be seen in the context of the existing equipment on the roof of the Clarendon Centre and include use of solar PV panels which achieves 10% on-site renewables.

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

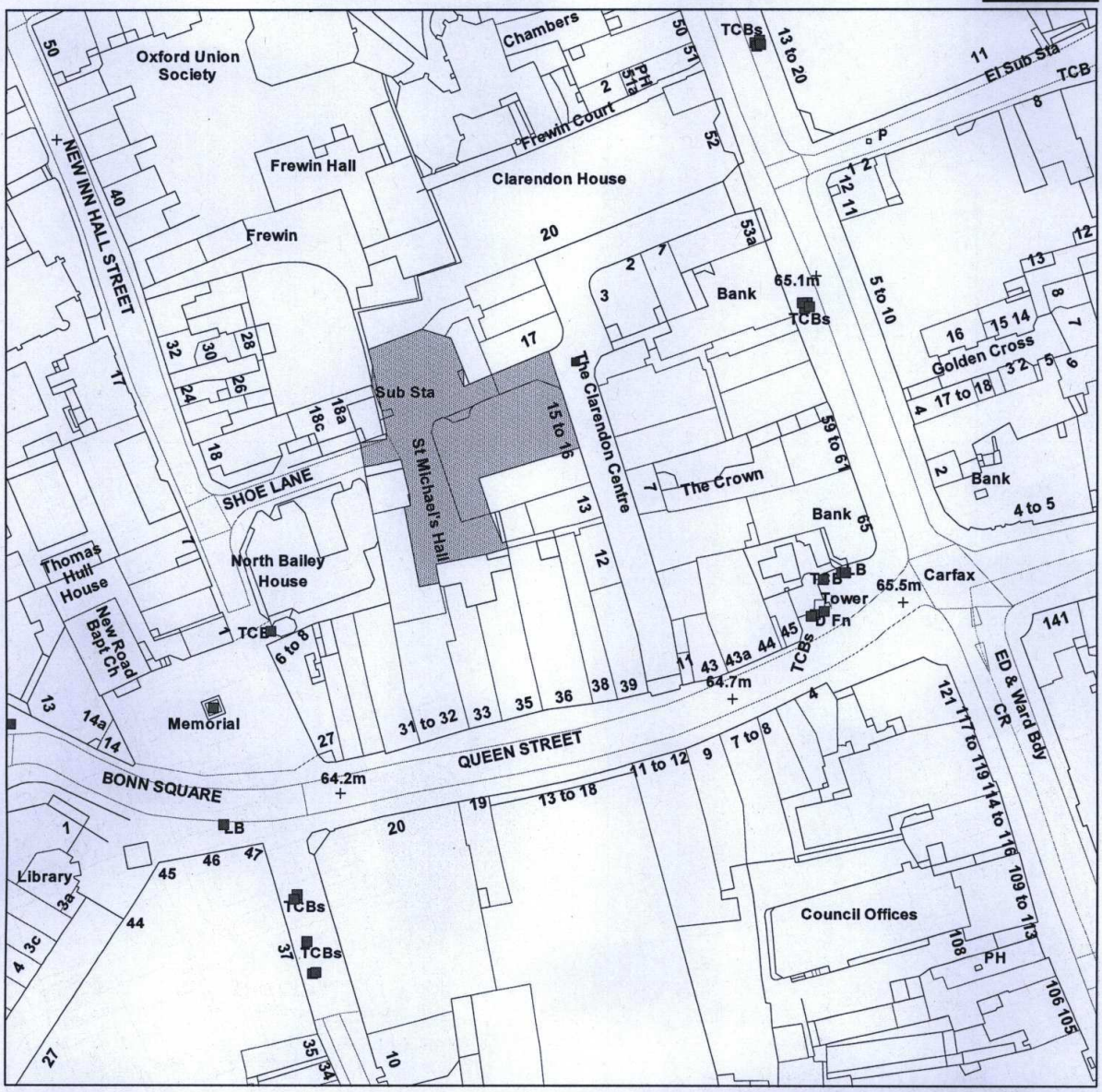
Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

Contact Officer: Lisa Green
Extension: 2614
Date: 25 May 2011

Appendix 1

11/00317/FUL The Clarendon Centre



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Organisation	Oxford City Council
Department	City Development
Comments	
Date	26 May 2011
SLA Number	LA100019348

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West Area Planning Committee **8 June 2011**

Application Number: 11/00839/FUL

Decision Due by: 18 May 2011

Proposal: Part single storey, part two storey, side extension.

Site Address: 21 Norham Road Oxford [Appendix 1]

Ward: North Ward

Agent: Riach Architects **Applicant:** Mr And Mrs T Flynn

Application called in by Councillors Brundin, McCready, Campbell and Armitage on grounds of overdevelopment and inappropriate design, harmful to the character of the Conservation Area.

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

1 The proposal forms an appropriate visual relationship with the existing dwelling and its surroundings and would preserve the special character and appearance of the North Oxford Victorian Suburb Conservation Area. The proposal would not adversely impact upon the amenities enjoyed by neighbouring occupiers and no objections have been received from them. It is therefore considered to accord with adopted policies contained within the Oxford Local Plan 2001 - 2016 and the Core Strategy 2026.

2 Letters of objection have been received from Oxford Civic Society and The Victorian Group of the Oxfordshire Architectural and Historical Society and the comments made have been carefully considered. However officers have concluded that the proposed extension would not be harmful to the character of the area and that a refusal of planning permission cannot reasonably be justified.

3 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 Samples in Conservation Area

4 Archaeology - Implementation of programme

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals
CP6 - Efficient Use of Land & Density
CP8 - Design Development to Relate to its Context
CP9 - Creating Successful New Places
CP10 - Siting Development to Meet Functional Needs
HE7 - Conservation Areas
TR4 - Pedestrian & Cycle Facilities
HS19 - Privacy & Amenity
HS21 - Private Open Space

Core Strategy

CS2_ - Previously developed and greenfield land
CS18_ - Urban design, townscape character and historic environment

Other Material Considerations:
This application is in or affecting the North Oxford Victorian Suburb Conservation Area.
PPS1 – Delivering Sustainable Development
PPS5 – Planning for Historic Environment

Relevant Site History:

10/01485/FUL

Change of use from student accommodation to single family dwelling including erection of lower ground floor, rear extension and associated works to frontage.

Approved

11/00377/FUL

Erection of single storey, lower ground floor, rear extension including creation of basement and works to frontage. Addition of rooflights and PV panels to roof

Approved

Representations Received:

None

Statutory and Internal Consultees:
Oxford Architectural And Historic Society Victorian Group, Oxford Preservation Trust, North Oxford Association, Norham Manor Residents Association, Internal - Conservation - Archaeology, Oxford Civic Society, Highways And Traffic, Park Town Residents' Association, Park Town Trustees, Park Town Trustees.

Oxfordshire County Council as Local Highway Authority

No objections

Oxford Civic Society

The proposed treatment of the front would not be sensitive to the character of the house in its setting in the Conservation Area. For instance the original window with arched design should be retained. Timber cladding proposed for the lower part of the front wall would not be in keeping with, nor worth of the house.

The Victorian Group of the Oxfordshire Architectural and Historical Society

Objection. The existing side extension is narrow and has minimal effect on the gap between the house and its neighbour. The proposed replacement is more than twice as wide and goes right up to the boundary wall. It would substantially reduce the gap and if the neighbours were to build a matching extension, the gap would disappear.

The proposed extension would throw out the proportions of the house and would appear very ugly.

The original window should be re-used if permission is granted.

Issues:

- Form and appearance
- Impact in the Conservation Area
- Impact on neighbours

Sustainability:

The site lies in a sustainable location within easy access of shops, services and public transport links and the proposal would constitute a sustainable form of development in that it would make more efficient use of an existing residential plot.

Officers Assessment:

Site location and description

1. The site lies on the north side of Norham Road and comprises a

substantial, brick built semi-detached property that is laid out over 4 floors. The front garden is primarily hard surfaced and the rear garden is laid to lawn with a number of small fruit trees and shrubs. The site backs onto Park Town and lies within the North Oxford Victorian Suburb Conservation Area.

2. The property has been used as student accommodation for a number of years but this use has now ceased following the grant of planning permission for a change of use to a single family dwelling in 2010.

The Proposal

3. The application seeks planning permission for the removal of the existing side extension, which is not an original feature of the property and the erection of a part single storey, part two storey side extension to provide 'garage' space at lower ground floor level for general storage and cycle parking and a washroom and cloakroom at upper ground floor level.

4. The new extension would be erected using matching facing bricks and natural slates and would incorporate timber doors to the front elevation. A new, timber, sash window is proposed to be inserted in the front elevation fronting onto Norham Road and a new conservation style rooflight is proposed on the side elevation facing towards number 22 Norham Road.

5. The proposed extension would have a width of 3 metres, an eaves height of 3 metres and a maximum roof height of 6.7 metres which is approximately 1 metre higher than the existing extension; however the roof would be steeply pitched away from the site boundary where it would have a height of only 3.4 metres.

Form and appearance

6. Policy CP1 of the Oxford Local Plan states that planning permission will only be granted for developments that show a high standard of design, that respect the character and appearance of the area and use materials of a quality appropriate to the nature of the development, the site and its surroundings. Policy CP8 suggests that the siting, massing and design of any new development should create an acceptable visual relationship with the form, grain, scale, materials and detailing of the surrounding area.

7. The application has been the subject of pre-application discussions between the agent and officers when it was suggested that the overall size and mass of the proposed extension was likely to be acceptable but that alternative materials to brick should be considered in order to 'lighten' the appearance of the extension. As a result of these discussions, the application includes the use of a limited amount of timber boarding on the front elevation.

8. The proposal would form a subservient addition to the main house and officers take the view that it would appear simple and traditional in form.

The proposed sash window is considered to be acceptable and in keeping with the fenestration details on the main house. The use of matching brick and slates, together with a small element of timber boarding, will ensure that the proposed extension appears in keeping with the character of the main dwelling.

Impact in the Conservation Area

9. The site lies within the North Oxford Victorian Suburb Conservation Area and legislation requires that all new development in conservation areas preserves or enhances the special character and appearance of the area. This is reflected in policy HE7 of the Oxford Local Plan.

10. PPS5 – Planning for the Historic Environment, reaffirms the Government's commitment to the conservation of its heritage assets. These are defined as "*a building, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment".*

11. The proposed extension will be visible from Norham Road. However officers are satisfied that the proposed extension would appear as an appropriate and subservient addition to the main house that would preserve the special character of the North Oxford Victorian Suburb Conservation Area.

12. Concerns have been raised that the proposal would erode the gap between numbers 21 and 22 Norham Road which currently allows views through to the rear gardens of the properties. Whilst the new extension would extend up to the joint boundary with number 22 Norham Road, there would remain a substantial gap between the two properties at their upper levels. Officers take the view that this would still enable views through to the rear gardens which would main the spacious character of this part of the conservation area.

Impact on neighbours

13. Policy HS19 of the Oxford Local Plan states that planning permission will only be granted for development that adequately provides both for the protection and/or creation of the privacy or amenity of the occupiers of the proposed and existing residential, neighbouring properties.

14. In this case, the only property affected by the proposal is number 22 Norham Road. The new extension would be sited 2.1 metres away from the side wall of this dwelling which has a small window and door that serve a utility room. As this does not constitute a habitable room, there is no issue as regards loss of light and outlook. However the new extension would slope away from number 22 and there would no adverse effect on the utility room window. No objections have been received from the occupiers of this property.

Conclusion:

15. The proposal forms an appropriate visual relationship with the existing dwelling and its surroundings and would preserve the special character and appearance of the North Oxford Victorian Suburb Conservation Area. No objections have been received from third parties and it is therefore considered that the proposal accords with adopted policies contained in the Oxford Local Plan 2001 – 2016 and the Core Strategy 2026.

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.

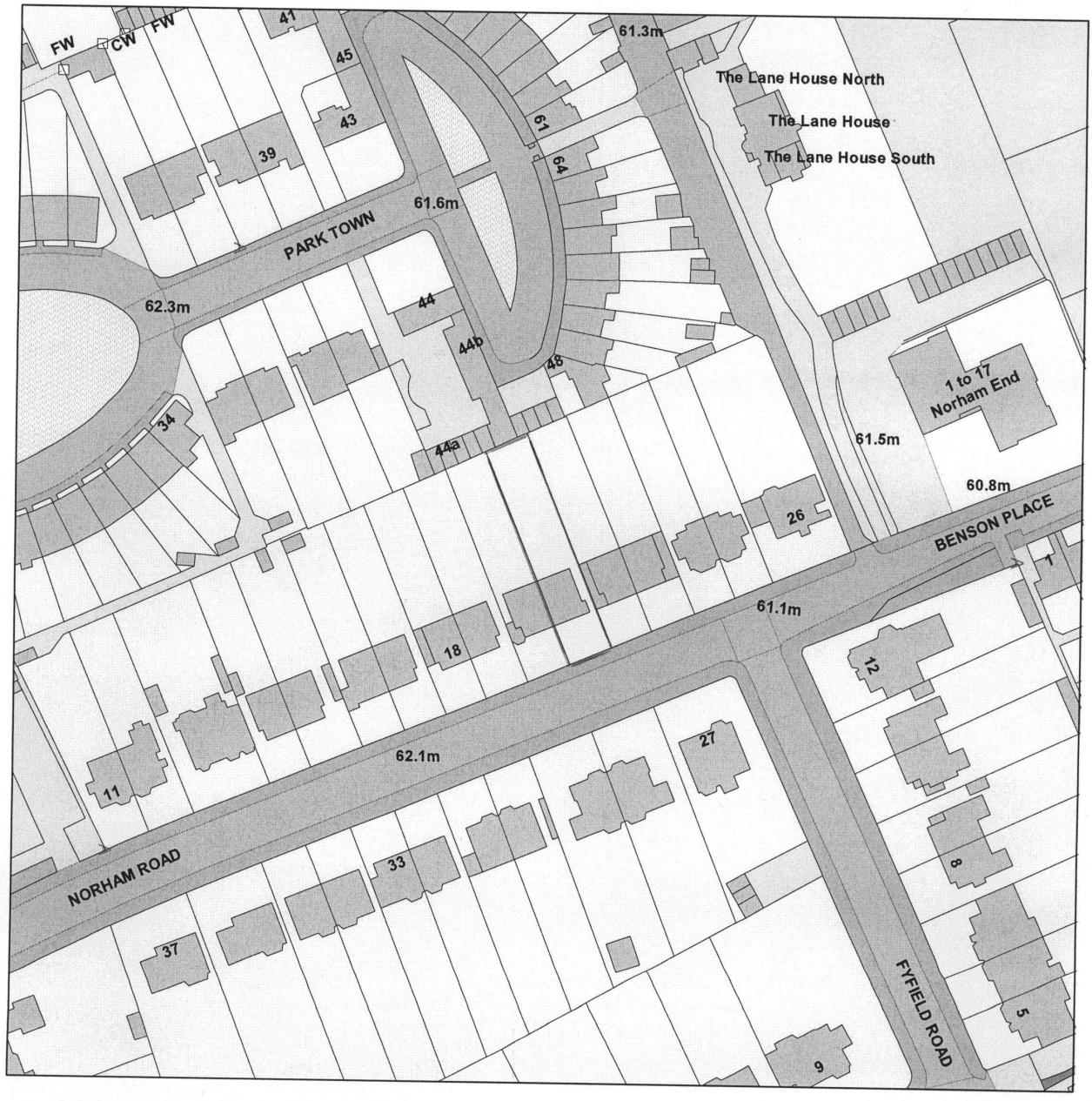
Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property 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 grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

Contact Officer: Angela Fettiplace
Extension: 2445
Date: 18 May 2011



*Produced using ESRI (UK)'s MapExplorer 2.0 - **http://www.esriuk.com***

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West Planning Committee 8 June 2011

Application Number: 11/01069/CT3

Decision Due by: 29 June 2011

Proposal: Single storey extension.

Site Address: 30 Jericho Street Oxford Oxfordshire OX2 6BU

Ward: Jericho And Osney Ward

Agent: Mr Gary Long **Applicant:** Oxford City Council

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

1 The proposal is considered to form an appropriate visual relationship with the dwelling and its surroundings and does not impact on the immediate neighbours in a detrimental way. No objections have been raised by neighbouring properties or any statutory consultees. As such the proposal complies with policies CP1, CP6, CP8, CP10, HE7, HS19, HS20 and HS21 of the Oxford Local Plan 2001-2016 and CS11 of the Core Strategy 2026.

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 Development begun within time limit
2 Develop in accordance with approved plans
3 Materials - matching

Main Local Plan Policies:
Oxford Local Plan 2001-2016
CP1 - Development Proposals
HE7 - Conservation Areas
CP6 - Efficient Use of Land & Density

CP8 - Design Development to Relate to its Context
CP10 - Siting Development to Meet Functional Needs
HS19 - Privacy & Amenity
HS20 - Local Residential Environment
HS21 - Private Open Space

Core Strategy
CS18_ - Urb design, town character, historic env

Other Material Considerations:
This application is in or affecting the Jericho Conservation Area.

Relevant Site History:
69/21152/A_H - Repairs and improvements. Permitted development
67/18807/A_H - Alterations to form bathroom. Permitted development

Representations Received:
None.

Statutory and Internal Consultees:
Oxford Preservation Trust - No comments received.

Issues:
Design
Residential Amenity

Sustainability:
This proposal aims to make the best use of urban land and recognises one of the aims of sustainable development in that it will create extended accommodation on a brownfield site, within an existing residential area.

Officers Assessment:

Site description:

1. The application site comprises a two-storey semi-detached property located in the predominately residential area of Jericho.

Proposal:

2. The application proposes the erection of a single storey rear extension to form a ground floor toilet and shower room for the disabled tenant.

Design:

3. Policy CP1 of the adopted Oxford Local Plan requires development proposals to show a high standard of design which respects the character and appearance of the area and uses materials of a quality appropriate to the nature of the development, the site and its surroundings. Policy CP8 suggests that the siting, massing and design of all new development

creates an appropriate visual relationship with the form, grain, scale, materials and details of the surrounding area.

4. Policy HE.7 of OLP states that planning permission will only be granted for development that preserves or enhances the special character and appearance of conservation areas or their setting.

5. The proposed single storey rear extension would be located at the end of the existing kitchen and would be approximately 2.7m in length, 2.85m wide at the kitchen wall elevation and 2.6m wide at the rear elevation so that the room is slightly narrower towards the rear which follows the natural line of the boundary of the rear garden. It would have a flat roof and would be approximately 2.7m in height.

6. The proposed extension would be built in materials that match those of the existing house, namely brick walls, felt roof and it would have a white upvc window.

7. The new extension would be located at the rear of the property and would not be visible from the public realm. Therefore, due to the use of matching materials officers take the view that the proposed extension would preserve the character and appearance of the conservation area as viewed from public vantage points.

8. Officers consider that the proposed extension is a subservient addition to the existing dwelling and forms an appropriate visual relationship that complies with policies CP1, CP6 and CP8 of the Oxford Local plan 2001-2016 and CS18 of the Core Strategy 2026.

Residential Amenity

9. Policies HS.19 and CP.10 of the OLP require the correct siting of new development to protect the privacy of the proposed or existing neighbouring, residential properties. Policy HS19 of the OLP sets out guidelines for assessing development in terms of whether it will allow adequate sunlight and daylight to reach the habitable rooms of neighbouring dwellings. This policy refers to the 45/25-degree code of practice, detailed in Appendix 6 of the OLP. The proposal does not breach the 45 degree line.

10. No objections have been received from neighbouring properties. The main property potentially affected by the new extension is number 30A Jericho Street which has not made any representation against the proposal.

11. It is considered that the proposed single storey extension would not have any detrimental impact on the amenities enjoyed by the occupiers of number 30A Jericho Street as the new extension would be hidden behind the existing boundary high brick wall and would not affect their light or their privacy.

12. The amount of residential garden that would be left is considered adequate for a property of this size and complies with policy HS21 of the Oxford Local plan.

Conclusion

13. For the reasons given above and taking into account all other matters raised Officers conclude that the proposal accords with all the relevant polices within the Oxford Local Plan 2001-2016 and therefore recommend approval as the proposal is considered to form an appropriate visual relationship with the dwelling and its surroundings and does not impact on the immediate neighbours in a detrimental way.

Human Rights Act 1998

14. 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.

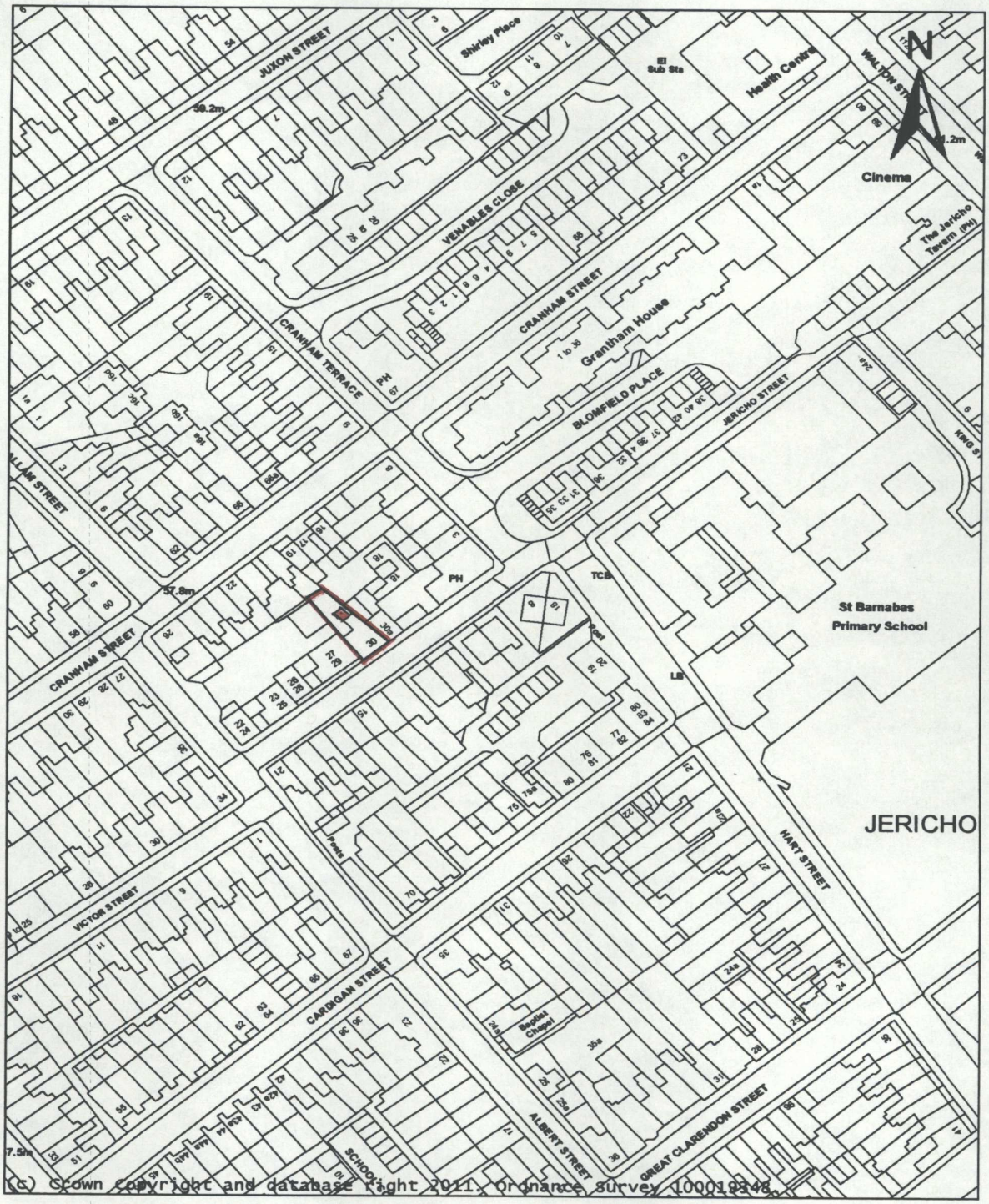
15. Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

16. 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 permission officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers: 11/01069/CT3
Contact Officer: Davina Sarac
Extension: 2152
Date: 25 May 2011

30, Jericho Street



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11/04/2011

OXFORD CITY COUNCIL

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West End Area Planning Committee 8 June 2011

Application Number: 11/01152/CT3

Decision Due by: 15 June 2011

Proposal: Installation of external fire escape

Site Address: Town Hall St Aldate's Oxford Oxfordshire

Ward: Holywell Ward

Agent: N/A **Applicant:** Mr Gordon

Recommendation:

APPLICATION BE APPROVED

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.

2 No objections have been raised. It is considered to be an acceptable proposal that will not harm to the setting of the listed building or the character or appearance of the conservation area. There are no amenity issues that weigh against approval and the development complies with the relevant Oxford Local Plan and Core Strategy policies.

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 plans

3 materials and details

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals
HE3 - Listed Buildings and Their Setting
HE7 - Conservation Areas

Core Strategy

CS18_ - Urban design, town character, historic environment

Core Strategy – Proposed Changes

West End Area Action Plan

WE10 - Historic Environment

Other Material Considerations:
This application is in or affecting the Central Conservation Area. The development is affecting a Grade II* Listed Building.

Relevant Site History:

Representations Received:
English Heritage: no objections

Statutory and Internal Consultees:
English Heritage Commission,
Oxford Preservation Trust,

Issues: impact on listed building

Sustainability: efficient use of land and buildings

Officers Assessment:

As the City Council is the applicant this proposal has to be considered by Committee. There is an accompanying listed building consent application that will be determined by the Government Office for the West Midlands. The application has already been dispatched for determination.

The planning application is for the provision of an external fire escape to serve the main hall of the Town Hall and is required as a result of the loss of the existing means of escape from the proposed disposal of Blue Boar offices.

The fire escape is to be sited in a rear service yard accessed via Blue Boar Street and will be installed to run alongside the Blue Boar offices with a platform to an existing door at first floor level into the Town Hall. The existing bridge link between the two buildings will be removed and a new window inserted in the opening in Blue Boar offices.

The Town Hall is listed Grade II*, built between 1893 -97, the fourth generation municipal building to occupy the site. To allow the Main Hall to be fully used a means of escape is required. Options for internal alterations to provide the means of escape would result in unacceptable changes within the main hall. The provision of the external escape is the most appropriate solution. It is located within a service yard area away from public view and in a space that is of C20th derivation and holds limited heritage significance. The escape stairs is shown set away from the external walls of the Town Hall, supported on columns to avoid any impacts on historic fabric.

As both buildings are office buildings there are no amenity or overlooking issues to consider.

Conclusion:
The proposal is required to allow full public use of the Main Hall. The proposals have been designed to minimise or eliminate any adverse impacts on the heritage significance of the listed building. There are no other planning issues to consider; the development accords with the relevant development plan policies and approval is recommended.

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.

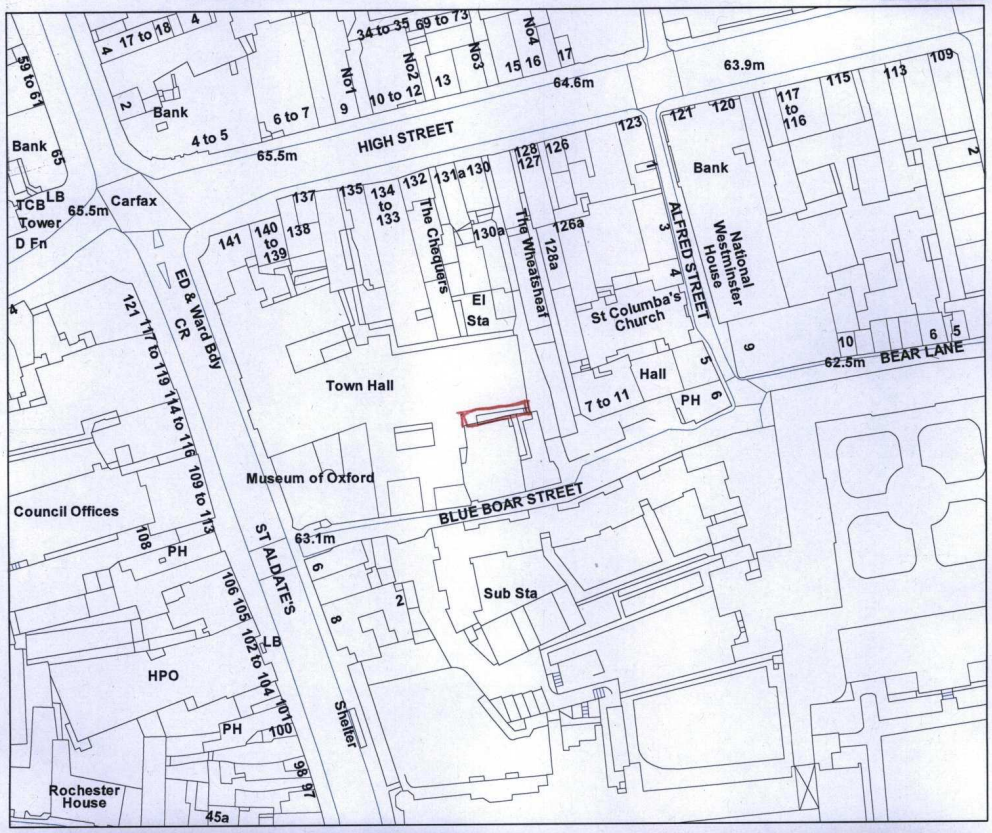
In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

Contact Officer: Nick Worlledge
Extension: 2i47
Date: 20 May 2011

11/01152/CT3

Town Hall, St. Aldate's



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Organisation	Not Set
Department	Not Set
Comments	
Date	20 May 2011
SLA Number	Not Set

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OXFORD CITY COUNCIL

To: **East Area Planning Committee & West Area Planning Committee**

Date: **June 2011**

Report of: **Head of City Development**

Title of Report: **Planning Enforcement – Performance Update**

Summary and Recommendations

Purpose of report:	Inform members of the performance of the Planning Enforcement function within City Development
Key decision:	No
Report Approved by	
Finance: N/A **Legal:** N/A	
Policy Framework:	Oxford City Council corporate priorities - Improve the local environment, economy and quality of life
Recommendation(s):	To note the workload and performance of the Planning Enforcement function within City Development

1: Background

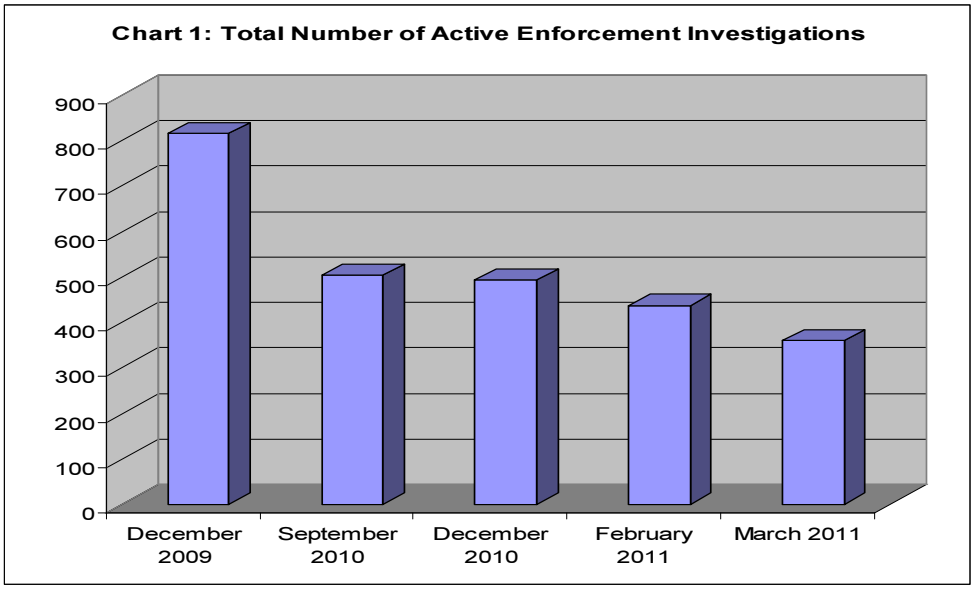
In 2009/10 there were two reviews of planning enforcement. One was carried out by members of the Value and Performance Scrutiny Committee, officers reviewed the internal processes. A number of recommendations and a combined action plan followed and were agreed by the City Executive Board (CEB) in June 2010, with a further update in December 2010. One of the agreed actions was the reporting of quarterly performance updates.

This is the first performance update report and covers the January-March 2011 quarter. The content of the report will evolve over time.

2: Enforcement Performance

2.1: Open Investigations

Chart 1 shows that there has been a significant reduction in the number of open enforcement investigations over the period December 2009 to March 2011, from 815 to 360. This reduction was kickstarted by an extra officer funded through BPI money in the first quarter in 2010. The number of active cases stood at 360 at the end of March 2011.



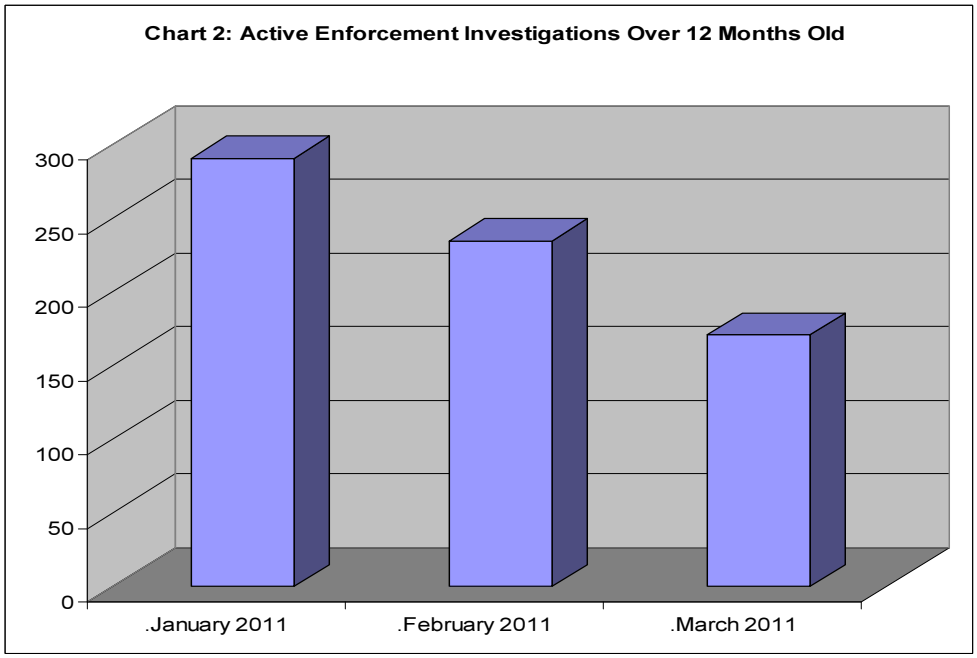
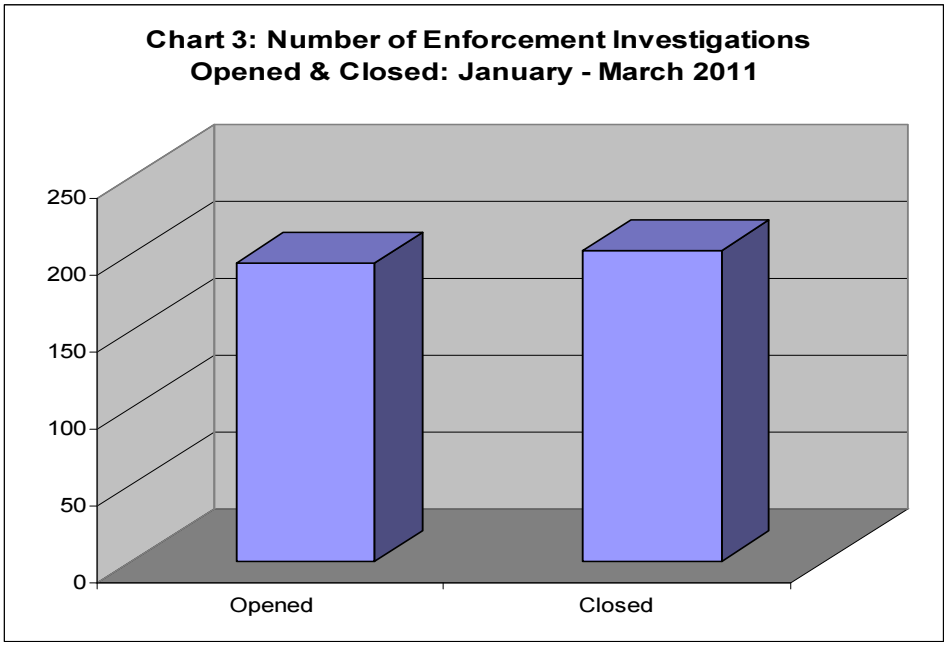


Chart 2 indicates the continued progress in tackling cases that have been open in excess of 12 months during the first quarter of 2011. This has seen a fall from 290 in January to 170 at the end March. Some of these older cases tend to be associated with outstanding enforcement notices. Historically there were problems with closing such cases once resolved, due to limitations of the It systems. However these are being progressively resolved and it is anticipated that the number of outstanding older cases will reduce further.

2.2: Quarterly Performance – January 2011- March 2011

Chart 3 shows that the enforcement team opened 194 new investigations in the quarter, while 202 were closed.



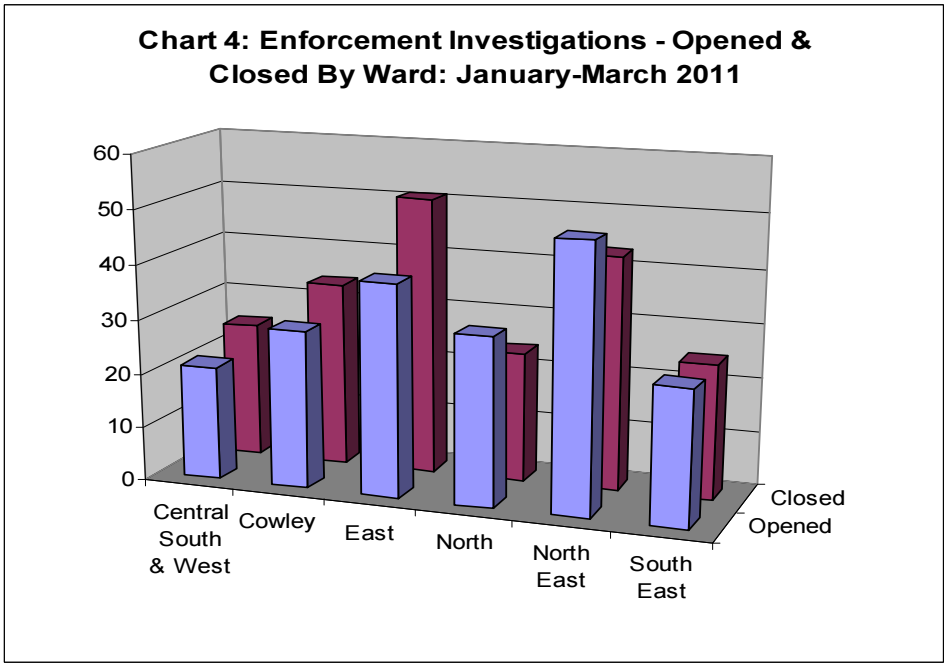


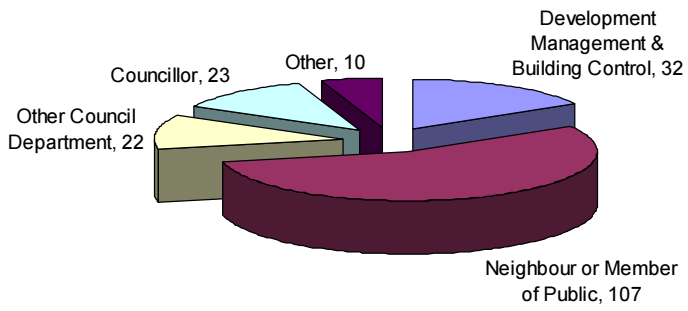
Chart 4 indicates the spread of newly opened and recently closed cases across the city.

During the second half of 2011 we will aim to make changes to the IT system that will allow a greater amount of performance data available. Hopefully with the anticipated update of the Council's computer system it may be possible to produce data on the type of breach of planning control identified by an investigation and performance figures for specific actions on enforcement investigations.

2.2 Source of Investigations.

This section deals with the source of the information that leads to the opening of the case. From chart 5 it is clear that neighbours and other members of the public represent the main source of queries leading to enforcement investigations. Other sources represent statutory bodies, Members of Parliament, tenants, landlords and agents.

Chart 5: Source of Enforcement Investigations January-March 2011



2.4: Investigation Outcomes

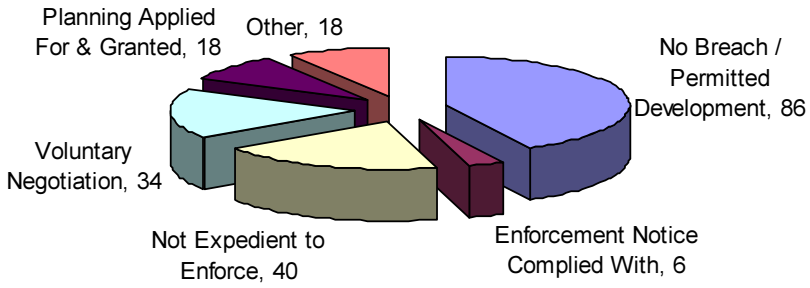
Chart 6 shows that, of those cases closed in the period, some 43% (86 cases) related to matters where no breach of planning control had taken place or the development was permitted development.

Some 20% (40 cases) were considered not expedient to enforce. In most instances this was because either the development was considered minor, or because development would have received a favourable officer recommendation had a planning application been submitted.

17% (34 cases) were resolved by voluntary actions to resolve the breach of planning control. In addition a further 9% (18 cases) progressed to retrospective planning applications that were deemed acceptable. 3% (6 cases) were resolved by compliance with a planning enforcement notice.

Other reasons include the compliance with planning conditions, the submission of amended plans or the result of appeals.

Chart 6: Investigation Outcomes
January - March 2011



Name and contact details of author: **Dan Clarkson/Martin Armstrong**
01865 252104/ 252703
dclarkson@oxford.gov.uk
mcarmstrong@oxford.gov.uk

16th May 2011

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Monthly Planning Appeals Performance Update – April 2011

Contact: Head of Service City Development: Michael Crofton-Briggs.
Tel 01865 252360.

1. The purpose of this report is three-fold: a) to provide an update on the Council's planning appeal performance; b) to list those appeal cases that were decided and also those received during the specified month; and c) to report on outcome of applications for awards of costs in relation to appeals, both for and against the Council, over the previous financial year.

2. The old Best Value Performance Indicator BV204 relates to appeals arising from planning application refusals. It measures the Council's appeals performance in the form of the percentage of appeals allowed. It is an indication of the quality of the Council's planning decision making. BV204 does not include appeals against non-determination, enforcement action, advertisement consent refusals and some other types. Table A sets out BV204 rolling annual performance for the year ending 30 April 2011, while Table B does the same for the current business plan year, ie. 1 April 2011 to 30 April 2011.

Table A. BV204 Rolling annual performance (to 30 April 2011)

A.	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No.	%	No.	No.
Allowed	17	(35%)	9 (64%)	8 (24%)
Dismissed	31	65%	5 (36%)	26 (76%)
Total BV204 appeals	*48*		*14*	*34*

Table B. BV204: Current Business plan year performance (1 April to 30 April 2011)

B.	Council performance		Appeals arising from Committee refusal	Appeals arising from delegated refusal
	No	%	No.	No.
Allowed	1	(50%)	0(0%)	1 (100%)
Dismissed	1	50%	1(100%)	0 (0%)
Total BV204 appeals	*2*		*1*	*1*

3. A fuller picture of the Council's appeal performance is given by considering the outcome of all types of planning appeals, i.e. including non-determination, enforcement, advertisement appeals etc. Performance on all appeals is shown in Table C.

Table C. All planning appeals (not just BV204 appeals): Rolling year to 30 April 2011

	Appeals	Percentage performance
Allowed	25	(34**%**)
Dismissed	48	66%
All appeals decided	*73*	
Withdrawn	8	

4. When an appeal decision is received, the Inspector's decision letter is circulated to all the members of the relevant committee. The case officer also subsequently circulates members with a commentary on the decision if the case is significant. Table E, appended below, shows a breakdown of appeal decisions received during April 2011.

5. When an appeal is received notification letters are sent to interested parties to inform them of the appeal. If the appeal is against a delegated decision the relevant ward members receive a copy of this notification letter. If the appeal is against a committee decision then all members of the committee receive the notification letter. Table F, appended below, is a breakdown of all appeals started during April 2011. Any questions at the Committee meeting on these appeals will be passed back to the case officer for a reply.

Awards of costs

6. Applications can be made by either side for an award of costs on the basis of unreasonable behaviour e.g. failure to provide evidence and / or any necessary statement/s to adequately substantiate case / reasons for refusal; withdrawal of appeal or individual reasons for refusal late on in the process; lack of co-operation with other party, failing to attend proceedings etc. causing undue delays and resulting in wasted expense to the other party.

7. In 2010/11 two applications for awards of costs against the Council were upheld by Inspectors. Two awards of costs were made in favour of the Council. Actual levels of costs in all cases have not been finalised to date. **Table D** sets out in detail all applications for awards costs in 2010/11.

Table D Applications for cost on appeal between April 2010 to March 2011

	Date of cost decision	Appeal address	Planning Application reference	Result of application for cost against Council	Result of application for Costs against applicant
1	2nd June 2010	Kiosk 2, 106 Gloucester Green	09/02060/FUL	Cost claim dismissed	n/a
2	27 May 2010	110-122 Botley Road (former MFI)	09/00845/CPU and 09/00266/CEU	Partial award of costs. Under negotiation	n/a
3	9th June 2010	Ruskin Hall, Headington	09/00549/FUL	Cost claim dismissed	n/a
4	13th July 2010	Mallards, 4 Mill Lane, Marston	09/01689/CAC and 09/01688/FUL	Cost claim dismissed	n/a
5	15th July 2010	26 Lathbury Road	09/02175/FUL	Cost claim dismissed	n/a
6	18th Aug 2010	180 Marlborough Road	09/00809/ENF	n/a	Partial costs awarded and pursued
7	25th Aug 2010	9-11 St Clements Street	10/00270/FUL	Cost claim dismissed	n/a
8	22nd Nov 2010	42 Blandford Avenue	09/02604/FUL	Full award of costs. Under negotiation	n/a
9	23 Dec 2010	4 Cottesmore Road	09/01742/FUL	n/a	Partial costs awarded and pursued
10	27 Jan 2011	102 Walton Street	10/01395/VAR	Cost claim dismissed	n/a

Table F Appeals Decided Between 1/4/11 And 30/4/11

DECTYPE KEY: COMM - Area Committee Decision, DEL - Delegated Decision, DELCOM - Called in by Area Committee, STRACM - Strategic Committee; RECM KEY: PER - Approve, REF - Refuse, SPL - Split Decision; NDA - Not Determined; APP DEC KEY: ALC - Allowed with conditions, ALW - Allowed without conditions, AWD - Appeal withdrawn, DIS - Dismissed

DC CASE NO.	AP CASE NO.	DECTYPE:	RECM:	APP DEC	DECIDED	WARD:	ADDRESS	DESCRIPTION
10/02584/VAR	11/00002/REFUSE	DEL	REF	ALC	21/04/2011	HEAD	9 - 9A Gathorne Road Oxford Oxfordshire	Variation of condition 5 of planning permission 08/00769/FUL for 2 dwellings to allow one residents parking permit per property plus visitor parking permits.
09/02658/FUL	10/00066/REFUSE	COMM	PER	DIS	28/04/2011	STCLEM	269 Cowley Road Oxford Oxfordshire OX4 2AJ	Demolition of existing buildings - former Bartlemas Nursery School. Erection of two single storey buildings (with accommodation in roof space) and erection of a two storey building (with accommodation in roof space) to provide student accommodation for Oriel College comprising 31 study bedrooms, bin and cycle storage; including alterations to watercourse. (amended plan). Additional tree information and new layout drawings to different scale. (Amended plans)

Total Decided: 2

TABLE G Appeals Received Between 1/4/11 And 30/4/11

DECTYPE KEY: COMM - Area Committee Decision, DEL - Delegated Decision, DELCOM - Called in by Area Committee, STRACM - Strategic Committee; RECMND KEY: PER - Approve, REF - Refuse, SPL - Split Decision, NDA - Not Determined; TYPE KEY: W - Written representation, I - Informal hearing, P - Public Inquiry, H - Householder

DC CASE NO.	AP CASE NO.	DEC TYPE	RECM	TYPE	ADDRESS	WARD:	DESCRIPTION
10/02512/FUL	11/00015/REFUSE	DEL	REF	W	241 Banbury Road Oxford Oxfordshire OX2 7HN	SUMMT	Erection of 1st floor rear extension to form a 2-bed flat.
10/02770/FUL	11/00014/REFUSE	DEL	REF	H	39 Campbell Road Oxford Oxfordshire OX4 3PF	COWLE	Two storey side extension and single storey rear extension.
10/03121/LBC	11/00012/REFUSE	DEL	REF	W	Church Farm House First Turn Oxford Oxfordshire OX2 8AH	WOLVER	Erection of entrance gates and piers.
10/03122/FUL	11/00013/REFUSE	DEL	REF	W	Church Farm House First Turn Oxford Oxfordshire OX2 8AH	WOLVER	Erection of entrance gates and piers.

Total Received: 4

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