

East Area Planning Committee

Tuesday 5th February 2013

Application Numbers: 12/03124/EXT & 12/03123/EXT

Decision Due by: 6th March 2013

Proposal: 12/03124/EXT: Application to extend the time limit for implementation of planning permission 09/00634/FUL (Erection of 4 storey building to provide student accommodation. Cycle parking. Associated hard and soft landscaping).

12/03123/EXT: Application to extend the time limit for implementation of 09/00636/FUL: Erection of student accommodation on 2 and 3 storeys (Block D). Cycle parking. Associated hard and soft landscaping.

Site Address: Ruskin Hall Dunstan Road Oxford Oxfordshire

Ward: Headington Ward

Agent: West Waddy : ADP

Applicant: Ruskin College

Recommendation:

RESOLVE TO APPROVE SUBJECT TO COMPLETION OF LEGAL AGREEMENT

For the following reasons:

- 1 Having regard to Government guidance on applications to replace extant planning permission, in order to extend the time limit for implementation there have been changes in terms of development plan policies (Oxford Core Strategy 2026) and national policies (National Planning Policy Framework). However, these do not significantly alter the principle of the proposed development, and there have been no significant changes on the site or in the surrounding area which could impact on the recommendation. Therefore, the application to extend this permission for a further 3 years is considered acceptable.
- 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. The proposals would still preserve the character and

appearance of the conservation area. 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:-

12/03123/EXT: Extension of time for the erection of student accommodation on 2 and 3 storeys (Block D). Cycle parking. Associated hard and soft landscaping. Previous application: 09/00636/FUL:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials - samples
- 4 Sustainable Drainage
- 5 Contamination
- 6 Cycle parking
- 7 Students - No cars
- 8 Travel Plan
- 9 Construction Travel Plan
- 10 Construction no mud on highway
- 11 Arboriculture
- 12 Landscape plan
- 13 Planting season
- 14 Landscaping
- 15 Archaeology
- 16 NRIA
- 17 Student accommodation
- 18 Student accommodation - term time
- 19 Public Art
- 20 Lighting scheme
- 21 Drainage Strategy

S106 Contributions:

County:

£ 1890 towards Library infrastructure and book stock
£ 4140 towards Cycle improvements in the vicinity

City:

£ 1800 towards Indoor Sports

12/03124/EXT: Extension of time for the erection of 4-storey building (Block A) to provide student accommodation. Cycle parking. Associated hard and soft landscaping. Previous application: 09/00634/FUL:

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Contamination
- 4 Cycle Parking

- 5 Students - No cars
- 6 Travel Plan
- 7 Construction Travel Plan
- 8 Construction no mud on highway
- 9 Arboriculture
- 10 Revised landscape and planting plan
- 11 Planting season
- 12 Landscape Management Plan
- 13 Programme of archaeological work
- 14 Natural Resource Impact Analysis (NRIA)
- 15 Students
- 16 Student Accommodation - out of term use
- 17 Public Art

S106 Contributions:

County:

£ 2591 towards Library infrastructure and book stock
 £ 5934 Cycle improvements in the vicinity

City:

£ 2580 towards Indoor Sports

Main Local Plan Policies:

The following policies are relevant in this application:

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
- TR3** - Car Parking Standards
- TR4** - Pedestrian & Cycle Facilities
- NE14** - Water and Sewerage Infrastructure
- NE15** - Loss of Trees and Hedgerows
- HE2** - Archaeology
- HE7** - Conservation Areas

Core Strategy

- CS9** energy and resources
- CS9** energy and resources
- CS13** – supporting access to new development

CS16 – access to education
CS17 – infrastructure and developer contributions
CS18 – urban design, town character, historic environment.
CS19 – community safety
CS25 - student accommodation
CS29 – the universities
CS17 - infrastructure and developer contributions
CS18 – urban design
CS19 - community safety
CS11 - Flooding

Sites and Housing Plan

HP5 – location of student accommodation
HP6 – affordable housing from student accommodation
HP9 – design, character and context
HP11 – low carbon homes
SP51 – Ruskin College Site

Other Material Considerations:

National Planning Policy Framework

- Conserving and enhancing the historic environment (para. 126-141).
- The presumption in favour of sustainable development (para. 11 – 16).

This application is in or affecting the Old Headington Conservation Area. The development is affecting a Grade II Listed Building.

Old Heading Conservation Area Appraisal
Barton Area Action Plan

Relevant Site History:

There has been much general building, extension and alterations made within the campus over the years. Of particular relevance to are as follows:

64/15297/A_H - Extension to provide 46 study bedrooms, 4 tutorial rooms, dining hall, servery and lecture hall. PER 22nd September 1964.

84/00365/NFH - Reconstruction of roof and internal alterations to upgrade students study bedrooms to staff office accommodation.. PER 19th July 1984.

84/00366/L - Listed building consent for demolition of existing roof, second floor, and external spiral staircase. Reconstruction of roof, second floor and internal alterations. PER 19th July 1984.

97/00733/NFH - Construction of new academic centre incorporating teaching accommodation and 10 study bedrooms. Creation of new access drive and parking spaces.. DIS 12th June 1998.

98/00191/L - Listed Building consent for single storey extension of student toilet block in order to provide disabled facilities in central yard.. PER 23rd April 1998.

98/00192/NFH - Single storey extension of student toilet block in order to provide disabled facilities in central yard. PER 23rd April 1998.

04/01719/LBC - Listed building consent for internal works under the disability discrimination act to:-

(1) Provide 2 No. access ramps and replacement modified dado panelling in ground floor corridor to serve concourse, dining hall, lecture theatre and re-configured WC's.

(2) Upgrade main ground floor corridor doors to half hour fire standards, modification of W.C. and insertion of raised floor in former library to create accessible I.T. room..
PER 20th July 2006.

07/02867/FUL - Removal of temporary building housing nursery plus other structures within walled gardens. Erection of freestanding dining hall, together with hard and soft landscaping works and ornamental pond. PER 14th July 2008.

08/01403/FUL - Alterations to walled garden structure, including ground beams and buttressing on north elevation of part crinkle crinkle wall. New oak gates to existing openings in south and west walls. Removal of brickwork above south gate opening to facilitate contractors access and reinstatement of fabric. The Rookery. PER 21st August 2008.

08/01404/LBC - Listed Building Consent for i) repair and stabilization of walled garden structure, including ground beams and buttressing on north elevation of part crinkle crinkle wall. ii) Removal of brickwork above south gate opening to facilitate contractors access and reinstatement of fabric. iii) New Oak gates to existing openings in south and west walls. (Note: the animal shelter and associated remains of buildings on land east of the walled garden do not need to obtain consent for their removal). The Rookery. Approved 21st August 2008.

07/02867/FUL: Removal of temporary building housing nursery plus other structures within walled gardens. Erection of freestanding dining hall, together with hard and soft landscaping works and ornamental pond. Approved January 2008.

Ruskin Masterplan: General approach to future development endorsed by North East Area Committee on 22 January 2008, subject to caveats set out in the Officer's report.

09/00309/FUL & 09/00310/LBC: Alterations to Smith House, (the coach house), to continue existing office use for Ruskin College. Approved.

09/00213/FUL: Refurbishment of existing student accommodation blocks including replacement windows, new doors and new cladding to Beatrice Webb Building; and replacement bay windows to Biko Building. Approved.

09/00634/FUL: Erection of 4-storey building (Block A) to provide student accommodation. Cycle parking. Associated hard and soft landscaping. Granted on 11th December 2009.

09/00636/FUL: Erection of student accommodation on 2 and 3 storeys (Block D). Cycle parking. Associated hard and soft landscaping. Granted 11th December 2009.

Representations Received:

Two letters of objection have been received from the occupiers of 8 Stoke Place and Rookery Cottage on the following grounds:

- Close proximity and overbearing impact on No. 8 Stoke Place
- Cumulative impact of the mass and bulk of the proposed buildings and the recent extension to The Rookery
- Overlooking from windows of Block D on No. 8

- Potential light pollution in addition to the current high levels of light pollution created by the extension to The Rookery
- Over-development, will destroy the parkland setting of the old Rookery Hall
- Proposed buildings are unsympathetic to their surroundings
- Inadequate sewage capacity
- Renewed and prolonged construction work disruption as a result of proposed building works on the local environment and community
- Potential loss of natural light to Rookery Cottage
- Proposed buildings not in keeping with the character and appearance of the conservation area
- There is no effective business case for the college to build another building on a cramped site
- The buildings won't preserve the setting of The Rookery or the gardens
- The proposals are not in accordance with the Conservation Area Appraisal (July 2011).

No. 10 Stoke Place has commented on the proposals:

- Concerned that Block D is close to the substantial Wellingtonia tree to the South East of Block D. (Marked at T117 on the Tree Schedule plan and listed as a Giant Redwood).

Statutory and Internal Consultees:

Environment Agency: No objection subject to a condition relating to contamination risk.

English Heritage: Advise that the applications should be determined in accordance with national and local policy guidance and on the basis of the Council's own internal conservation specialists.

Friends of Old Headington: The proposal will result in an additional 73 bedrooms to an already overcrowded site. Concerned that the impact of the new buildings should be considered in relation to the overbearing bulk of the new Academic block beside the Grade II listed Rookery with its 24 hour lighting, height and dominance of the whole site. The prospect of another substantial block very close to Stoke Place must surely be viewed quite differently.

Stoke Place Resident's Association:

- There have been serious problems with overflow of sewage in Stoke Place.
- It is now clear just how overbearing the Academic block is, dwarfing the original house, The Rookery. Block D will be similarly obtrusive, dominating the nearby houses. Future occupants of the new accommodation will have full view from flats/study bedrooms into rooms and gardens of houses in Stoke Place.
- The Conservation Area Appraisal (July 2011) is relevant.
- The Inspector's report on the Barton AAP requires that all future developments must be shown to enhance the conservation area and its setting. The Academic block does not reflect the rural nature of the area or of the College

grounds. The combination of the Academic block and the proposed new accommodation blocks would together, constitute a massive and inappropriate development in the Rookery grounds in the conservation area.

- Light pollution: The College now has 24-hour lighting which pours over Ruskin grounds and Stoke Place, especially from the Academic block. Some residents in Stoke Place are being kept awake by excessive light from the College buildings and grounds. Light from the proposals will seriously aggravate this situation.

Oxford County Council:

Strategic Planning Consultations: No objections.

Natural England: Advise that the applications should be determined in accordance with national and local policy guidance and on the basis of the Council's own internal ecological specialists.

Thames Water: Thames Water has identified an inability of the existing waste water infrastructure to accommodate the needs of this application. Should the Local Planning Authority look to approve the application, Thames Water would like a Grampian style condition imposed which will seek the applicant's to submit a drainage strategy detailing any on and/or off site drainage works prior to the commencement of development which shall then be approved in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall then be accepted in the public system until the drainage works referred to in the strategy are completed.

Issues:

- The extant permissions
- Background
- Changes in site circumstances or planning policy

The extant permissions:

- 1 Ruskin College have submitted two applications to extend the following planning approvals:

09/00634/FUL: Erection of 4-storey building (Block A) to provide student accommodation. Cycle parking. Associated hard and soft landscaping. Granted on 11th December 2009. Application 12/03124/EXT seeks to renew this permission.

09/00636/FUL: Erection of student accommodation on 2 and 3 storeys (Block D). Cycle parking. Associated hard and soft landscaping. Granted 11th December 2009. Application 12/03123/EXT seeks to renew this permission.

- 2 Amendment 3 of the Town and Country Planning Order 2009 allows for an extension to the expiry date of planning applications without the need for a new submission. In October 2009, the Government introduced measures to enable greater flexibility for planning permissions, in direct response to the

current economic downturn. These measures included the ability for applicants to apply to replace an existing permission which is in danger of lapsing, in order to obtain a longer period in which to begin the development.

- 3 The DCLG Guidance to these measures makes clear that in determining such applications, Local Planning Authorities should take a positive and constructive approach towards the applications. The development proposed in an application for an extension will by definition have been judged to be acceptable in principle at an earlier date. While these applications should of course, be determined in accordance with S.38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities should focus their attention on development plan policies and other material considerations which may have changed significantly since the original grant of permission. In other words, if the circumstances have not changed to a significant extent then there is a presumption towards granting the application for the extension of the period for implementation of the original planning permission.

Background:

- 4 In 2008, the Ruskin College Masterplan was endorsed by the North East Area Planning Committee. The Masterplan sought to establish a framework for the future development at Ruskin's College sites in Old Headington to span the next 15 years. The College had taken the decision to consolidate the two Ruskin College sites because it was not economical or ecologically sustainable to duplicate activities between the two sites. This has now been achieved with the construction of the new academic building on the Old Headington campus, the closure of Ruskin's College on Walton Street and the transfer of all students and staff to the Old Headington Campus.
- 5 To continue with the implementation of the Masterplan, the college requires the two earlier accommodation block applications to be renewed. This report therefore, as an addition to the original reports, considers how the proposals now accord with the relevant development plans. The current proposals are identical to the original applications. The original committee report has been attached below. This report therefore considers the proposals now against any changes in national and local planning policies and any other material planning considerations such as changes in circumstances on the site and surrounding area.

Changes in site circumstances or planning policy

Planning policy:

- 6 In terms of planning policy, the main change is the introduction of the National Planning Policy Framework in March 2012 to replace all the Planning Policy Statements and Planning Policy Guidance that previously constituted Government guidance for planning. Whilst a significant document, the NPPF largely carries forward existing planning policies and protections in a more streamlined and accessible form. It also introduces the presumption in favour of sustainable development which means that proposals that accord with up to

date local plan policies should be approved. The proposals would conserve and enhance the historic environment and support the presumption in favour of sustainable development. Both the Oxford Local Plan and the Oxford Core Strategy which comprise the Development Plan for Oxford are up to date. The proposals are still in accordance with the updated policies in these documents.

- 7 The emerging Sites and Housing Plan was confirmed as sound by the Inspector's final report issued on 2nd January 2013. The new policies within this document that are relevant to this application have been outlined above and the proposal has been found to be in accordance with these policies. In particular, Policy HP6: Student accommodation and affordable housing, has been assessed against this proposal and in accordance with the criteria set out within the policy, this site would constitute an exception to the policy because it is an existing academic campus.
- 8 Policy SP51: Ruskin College Campus, supports proposals for student accommodation on the site providing that developments retain and enhance the listed building and wall and that they contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their settings.
- 9 Since the last applications were approved, the Old Headington Conservation Area Appraisal has been adopted, (July 2011). The aims of this document are to assess the special significance of the conservation area and the elements that contribute to this significance and to provide guidance on preserving and enhancing this. Careful consideration was given to the siting of both buildings during the original applications to ensure the special significance of the gardens, listed buildings and conservation area would be preserved. The policy context in this respect hasn't altered with Local Planning Authorities still having to ensure that all new development preserves or enhances the character and appearance of a conservation area and setting of listed buildings.
- 10 The green setting of the conservation area is also important and is recognised in both the Conservation Area Appraisal and noted by the Inspector in the Barton Area Action Plan and Sites and Housing plan. The north of the site is bounded by open fields, the northern bypass and then open countryside beyond this. This green setting is indeed important to the setting of the existing buildings on the site and the conservation area. The proposal has again been considered in relation to the recent Conservation Area Appraisal and the contents of the Barton Area Action Plan and Sites and Housing Plan. Officer's are of the view that the proposals comply with the aspirations to preserve the special significance of the surrounding heritage assets which include the gardens and setting of the listed building and the character and appearance of the Old Headington Conservation Area.

Site circumstances:

- 11 Since the original applications for these two buildings were approved, the 3

storey (plus basement) extension to The Rookery has been completed and works are being undertaken around this building including works to the walled garden and restoration of the crinkle-crankle wall. The Bowen building (on the site of Block A) remains although the Bowerman building to the east of the proposed location of Block D has been removed.

- 12 Concern has been raised in respect of the cumulative impact of the proposals in terms of their bulk and mass alongside the recent extension to The Rookery. The extension to The Rookery was submitted alongside the proposals in the current applications, at which time Officers and Members of the East Area Committee considered the cumulative impact of the developments on the site and within the conservation area altogether.
- 13 Concern has also been raised in respect of the potential for light pollution from Block D affecting properties in Stoke Place and is founded in local residents' current concerns with the amount of light emitted from the Academic block. It is noted that Block D would be sited closer to neighbouring properties than the Academic block and thus there is the potential for light pollution emanating from the windows and doors on the building, particularly where 24 hours lighting is in use. The matter of light pollution wasn't raised in the original committee report, however, the proximity to neighbouring dwellings was recognised and it was considered that by virtue of the level of existing and proposed new tree planting, there would not be any significant overlooking or loss of privacy and nor would it appear overbearing. Whilst the landscaping will also help mitigate the potential impact of light overspill, it is considered appropriate to request further details of the proposed lighting scheme to assess the levels of lighting proposed, the siting of light units and their timings, to help ensure that this will not cause an unacceptable impact on the residential amenity of neighbouring properties.

Waste Water:

- 14 Local residents have raised concern with regards to the capacity of the existing waste water infrastructure to accommodate the needs of the proposed new buildings. Thames Water has also identified this as a potential issue but have suggested that a Grampian style condition be imposed should permission be granted to allow the applicant's to submit a drainage strategy detailing any on and/or off site drainage works prior to any building work commencing. This information would then be assessed by the Local Planning Authority in consultation with the sewerage undertaker. Officers consider that this is an appropriate proposal to ensure that there is a proper assessment of the potential impact and an agreed solution to resolving any problems.

Trees:

- 15 Concern has been raised with respect to the potential impact of Block D on the Giant Redwood Tree (T117) to the south east of the proposed block. The original application was supported by an Arboricultural Survey which provided a record of the trees at the site and included a competent assessment of the quality and value of the existing trees. The Giant Redwood is proposed to be

retained along with many other trees on the site and an Arboricultural Method Statement and Tree Protection Plan has been submitted which provides details of the proposed tree protection measures to be implemented during and after the construction process.

- 16 In the absence of any overriding reasons not to issue a further planning permission to replace the permission which was extant at the time of registration of the current application, officers recommend that planning permission be granted.

Sustainability:

- 17 In terms of location the site is situated within walking distance of Headington District Centre for shopping and local services. Also good public transport links to and from and within the City. Officers consider that the proposals are in accordance with the local plan policy to increase energy efficiency and use of renewable energy sources, reducing carbon emissions and promoting sustainable drainage.

Conclusion:

Having regard to the contents of this report Officers advise that the proposals are still in accordance with the endorsed Masterplan and would protect the setting and special character of The Rookery as a Grade II listed building, would ensure the continued relationship between the listed buildings, Crinkle Crankle wall and the landscaped grounds, and would preserve the special character and appearance and setting of this part of the Old Headington Conservation Area both from within and outside the designated boundary. It is noted that there have been changes in terms of development plan policies (Oxford Core Strategy 2026) and national policies (National Planning Policy Framework) and the Old Headington Conservation Area Appraisal and Barton Area Action Plan. However, these do not significantly alter the principle of the proposed development, and there have been no significant changes on the site or in the surrounding area which could impact on the recommendation. The proposals therefore would accord with central government advice contained within the National Planning Policy Framework, and be in accordance with Local Plan, Core Strategy policies, the emerging Sites and Housing Plan, the Old Headington Conservation Area Appraisal and Barton Area Action Plan.

Therefore, it is recommended that the applications to extend the planning permissions for a further 3 years are granted by the East Area Planning Committee but to delegate powers to officers to grant planning permission on completion of the Legal Agreement to secure the contributions set out in the appended report.

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

Background Papers: 09/00634/FUL & 09/00636/FUL

Contact Officer: Clare Golden

Extension: 2221

Date: 24th January 2013

APPENDIX 1: Original Committee reports for 09/00636/FUL & 09/00634/FUL

North East Area Committee

Strategic Development Control Committee

21st July 2009

29th July 2009

Application Numbers:

09/00546/LBD, 09/00547/FUL, 09/00548/FUL, 09/00549/FUL, 09/00635/CAC,
09/00636/FUL, 09/00633/CAC, 09/00634/FUL

Decisions Due by: Early August 2009

Proposal:

09/00546/LBD: Listed Building Consent for alterations including demolition of late 19th/ early 20th C. internal servants stair, 1960's Tawney Hall (Refectory wing and kitchens) and small scale rear late 19th/ early 20th C. additions.
Alterations and extension on 4 levels for academic block. The Rookery.
Formation of new gated pedestrian entrance in south boundary wall. The Walled Garden.

09/00547/FUL: Alterations and extension on 4 levels of The Rookery to provide academic accommodation and ancillary facilities. Associated hard and soft landscaping and cycle parking provision. Erection of smoking canopy, gazebo, fire pit, water tank and engineering operations to create steps and shallow pools/pond, regrading of land and creation of hard surface footpaths within fields to North of site.

Formation of new gated pedestrian entrance in south boundary wall. The Walled Garden.

09/00548/FUL: Replacement sub-station.

09/00549/FUL: Installation of car parking areas to provide 38 car parking spaces.

09/00635/CAC: Conservation Area Consent for demolition of the Bowerman Building.

09/00636/FUL: Erection of student accommodation on 2 and 3 storeys. Cycle parking. Associated hard and soft landscaping.

09/00633/CAC: Conservation Area Consent for demolition of Bowen Building.

09/00634/FUL: Erection of 4 storey building to provide student accommodation.

Cycle parking. Associated hard and soft landscaping.

Site Address:

Ruskin Hall Dunstan Road, Site Plan Appendix 1

Ward:

Headington Ward

Agent:

West Waddy : ADP

Applicant:

Ruskin College

Recommendation: North East Area Committee is recommended to support Officer's recommendation for approval of all eight applications and Strategic Development Control Committee is recommended to approve in principle all eight applications for the following reason and subject to, and including, relevant conditions, S106 contributions and deferral to the Government of the South East, where applicable and defer to Officers to issue the decision notices.

Reason:

The Council considers that the proposal accords with the policies of the development plan as summarised below, would accord with the special character and appearance of the conservation area and with the special character, setting, features of special architectural or historic interest of the listed buildings. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

Conditions:

09/00546/LBD: Listed Building Consent for alterations including demolition of late 19th/ early 20th C. internal servants stair, 1960's Tawney Hall (Refectory wing and kitchens) and small scale rear late 19th/ early 20th C. additions. Alterations and extension on 4 levels for academic block. The Rookery. Formation of new gated pedestrian entrance in south boundary wall. The Walled Garden.

- 1 Commencement of works LB/CAC consent
- 2 LB/CAC consent - approved plans
- 3 LB consent - works as approved only
- 4 Recording prior to works
- 5 No features to be removed
- 6 Preservation of unknown features
- 7 Salvage features
- 8 Conditions Survey
- 9 Strengthening 1810 staircase.
- 10 Exterior materials
- 11 Details of features
- 12 Details opening in south wall, walled garden
- 13 Repair of damage after works

14 7 days notice to LPA
15 LB notice of completion

Subject to the deferral if the application to the Government Office for the South East

09/00547/FUL: Alterations and extension to the Rookery. Erection of smoking canopy, gazebo, fire pit, water tank and engineering operations to create steps and shallow pools/pond, regrading of land and creation of hard surface footpaths within fields to North of site. Formation of new gated pedestrian entrance in south boundary wall. The Walled Garden.

1. Time limit
2. In accordance with approved plans
3. Samples in CA
4. Details opening in south wall, walled garden
5. Details surface water drainage
6. Sustainable drainage system
7. Cycle parking, number, before occupation
8. Travel plan
9. Construction Travel Plan
10. In accordance with Arboricultural Survey and Arboricultural Method Statement
11. Revised Landscape Planting Plan
12. Landscaping before end of planting season for completion of each development
13. In accordance NRIA
14. Archaeology – Evaluation
15. Agricultural land
16. Details of footpaths (fields)

09/00548/FUL: Replacement sub-station

1. Time limit
2. In accordance with approved Plans
3. Materials Samples
4. In accordance with Arboricultural Survey and Arboricultural Method Statement
5. Revised Landscape Planting Plan
6. Landscaping before end of planting season for completion of each development
7. Archaeology – Programme of works

09/00549/FUL: Installation of car parking areas to provide 38 car parking spaces

1. Time limit
2. In accordance with approved Plans
3. Surface water drainage
4. Sustainable drainage
5. Contamination
6. Travel plan
7. Construction Travel Plan
8. Parking layout
9. In accordance with Arboricultural Survey and Arboricultural Method Statement
10. Revised Landscape Planting Plan

11. Landscaping before end of planting season for completion of each development
12. Archaeology – Programme of works

09/00635/CAC: Demolition of the Bowerman Building.

1. Time limit
2. In accordance with approved Plans

09/00636/FUL: Erection of student accommodation on 2 and 3 storeys.
Contamination

- 1 Time limit
- 2 In accordance with approved plans
- 3 Samples in CA
- 4 Details sustainable surface water drainage
- 5 Details waster water drainage strategy
- 6 Cycle parking, number, before occupation
- 7 Travel plan
- 8 Construction Travel Plan
- 9 In accordance with Arboricultural Survey and Arboricultural Method Statement
- 10 Revised Landscape Planting Plan
- 11 Landscaping before end of planting season for completion of each development
- 12 Archaeology – Programme of works
- 13 In accordance NRIA

S106 Contributions:

County:

£ 1890 towards Library infrastructure and book stock
£ 4140 towards Cycle improvements in the vicinity

City:

£ 1800 towards Indoor Sports

09/00633/CAC: Demolition of Bowen Building

1. Time
2. Plans

09/00634/FUL: Erection of 4 storey building to provide student accommodation

Contamination

- 1 Time limit
- 2 In accordance with approved plans
- 3 Samples in CA
- 4 Details surface water drainage
- 5 Sustainable drainage system
- 6 Cycle parking, number, before occupation

- 7 Travel plan
- 8 Construction Travel Plan
- 9 In accordance with Arboricultural Survey and Arboricultural Method Statement
- 10 Revised Landscape Planting Plan
- 11 Landscaping before end of planting season for completion of each development
- 12 Archaeology – mitigation
- 13 In accordance NRA

S106 Contributions:

County:

£ 2591 towards Library infrastructure and book stock
 £ 5934 Cycle improvements in the vicinity

City:

£ 2580 towards Indoor Sports

**Main Local Plan Policies:
 Oxford Local Plan 2001-2016**

- CP1 - Development Proposals
- CP2 - Planning Obligations
- CP6 - Efficient Use of Land & Density
- CP7 - Urban Design
- CP8 - Design Development to Relate to its Context
- CP9 - Creating Successful New Places
- CP10 - Siting Development to Meet Functional Needs
- CP11 - Landscape Design
- CP12 - Designing out Crime
- CP13 - Accessibility
- TR3 - Car Parking Standards
- TR4 - Pedestrian & Cycle Facilities
- NE10 - Sustainable Drainage
- NE14 - Water and Sewerage Infrastructure
- NE15 - Loss of Trees and Hedgerows
- HE2 - Archaeology
- HE7 - Conservation Areas

- Core Strategy – Proposed Changes
- CSP2 - Prev developed land & greenfield land
- CSP10 - Energy & natural resources
- CSP11 - Waste & recycling
- CSP14 - Supporting access to new development
- CSP17 - Access to education
- CSP18 - Infrastructure & Developer contributions
- CSP19 - Urban design townscape char & hist env
- CSP20 - Community safety
- CSP26 - Student accommodation

CSP30 - The universities

There are no policies in the Oxford Local Plan and Core Strategy that are relevant to applications for listed building consent and conservation area consent.

Other Material Considerations:

This application is in the Old Headington Conservation Area. The development affects a Grade II Listed Building and Listed Crinkle Crankle Wall.

Relevant Site History:

There has been much general building, extension and alterations made within the campus over the years. Of particular relevance to are as follows:

64/15297/A_H - Extension to provide 46 study bedrooms, 4 tutorial rooms, dining hall, servery and lecture hall. PER 22nd September 1964.

84/00365/NFH - Reconstruction of roof and internal alterations to upgrade students study bedrooms to staff office accommodation.. PER 19th July 1984.

84/00366/L - Listed building consent for demolition of existing roof, second floor, and external spiral staircase. Reconstruction of roof, second floor and internal alterations. PER 19th July 1984.

97/00733/NFH - Construction of new academic centre incorporating teaching accommodation and 10 study bedrooms. Creation of new access drive and parking spaces.. DIS 12th June 1998.

98/00191/L - Listed Building consent for single storey extension of student toilet block in order to provide disabled facilities in central yard.. PER 23rd April 1998.

98/00192/NFH - Single storey extension of student toilet block in order to provide disabled facilities in central yard. PER 23rd April 1998.

04/01719/LBC - Listed building consent for internal works under the disability discrimination act to:-

- (1) Provide 2 No. access ramps and replacement modified dado panelling in ground floor corridor to serve concourse, dining hall, lecture theatre and re-configured WC's.
 - (2) Upgrade main ground floor corridor doors to half hour fire standards, modification of W.C. and insertion of raised floor in former library to create accessible I.T. room..
- PER 20th July 2006.

07/02867/FUL - Removal of temporary building housing nursery plus other structures within walled gardens. Erection of freestanding dining hall, together with hard and soft landscaping works and ornamental pond. PER 14th July 2008.

08/01403/FUL - Alterations to walled garden structure, including ground beams and buttressing on north elevation of part crinkle crankle wall. New oak gates to existing openings in south and west walls. Removal of brickwork above south gate opening to

facilitate contractors access and reinstatement of fabric. The Rookery. PER 21st August 2008.

08/01404/LBC - Listed Building Consent for i) repair and stabilization of walled garden structure, including ground beams and buttressing on north elevation of part crinkle crankle wall. ii) Removal of brickwork above south gate opening to facilitate contractors access and reinstatement of fabric. iii) New Oak gates to existing openings in south and west walls. (Note: the animal shelter and associated remains of buildings on land east of the walled garden do not need to obtain consent for their removal). The Rookery. Approved 21st August 2008.

07/02867/FUL: Removal of temporary building housing nursery plus other structures within walled gardens. Erection of freestanding dining hall, together with hard and soft landscaping works and ornamental pond. Approved January 2008.

Ruskin Masterplan: General approach to future development endorsed by North East Area Committee on 22 January 2008, subject to caveats set out in the Officer's report.

09/00309/FUL & 09/00310/LBC: Alterations to Smith House, (the coach house), to continue existing office use for Ruskin College. Approved.

09/00213/FUL: Refurbishment of existing student accommodation blocks including replacement windows, new doors and new cladding to Beatrice Webb Building; and replacement bay windows to Biko Building. Approved

Representations Received: See Appendix 2

**Officers Assessment:
Background:**

1. This report deals with a series of applications for planning permission, listed building consent and conservation area consent for a variety of proposals at The Rookery campus, Dunstan Road, the majority of which were endorsed by North East Area Committee on 22nd January 2008, under the Masterplan for Ruskin College at Old Headington (07/02213/CONSLT refers). In brief, the key features of the Masterplan, attached at Appendix 3, are as follows:

- Restoration of the Rookery;
- Restoration of the stable block;
- Enhancement of the historic setting and the landscaping/ existing mature trees;
- Restoration of the crinkle crankle wall and creation of a dining room in a garden setting within the walled garden;
- Demolition of the Bowerman building and erection of a replacement 2-3 storey residential block (30 beds);
- Demolition of Bowen House and erection of replacement 3-4 storey residential block (60 beds);
- Access points from Dunstan Road and Stoke Place;
- Consolidation of existing parking levels to the rear of the site;
- Clearly defined pedestrian routes; and

- Alternative development plot within Stoke House grounds.

2. The North East Area Committee resolved to support Ruskin's Masterplan as the general approach as a precursor to future development at their Stoke Place and Rookery Old Headington campus's subject to the caveats and issues highlighted within the Officers report. Committee noted in particular:

- The College's commitment to sustainability issues and green travel plan, which should be brought to the area committee for information prior to implementation;
- Comments regarding the refurbishment of Stoke House;
- Concerns expressed regarding vehicular access in Stoke Place; and
- The potential to further explore parking issues, especially in relation to additional space arising from the closure of the nursery.

3. As a consequence of the Committee's comments, the Masterplan was amended to show two separate car parking areas, one to the south and one to north of the Rookery Campus (Appendix 3 refers). This was in order to address concerns expressed about the number of vehicles using Stoke Place. Officer's considered this amendment to be acceptable.

4. An application was also submitted and approved for removal of the school nursery structure and hard surfaced tennis court from within the Walled Garden and construction of a new Dining Hall with landscaping to replace the late 1960's facilities attached to The Rookery (07/02867/FUL refers). Similarly works to the Crinkle Crankle wall were approved and are currently being undertaken.

Description of this part of the Old Headington Conservation Area, Listed Buildings and Structures:

5. The Rookery, its grounds and associated buildings are located within the boundary of the original designation of the Old Headington Conservation Area on 4th January 1971. The fields to the north of these lands, which formed part of Headington Meads, bounded by the Northern By-Pass, were taken into the conservation area through its last extension on 9th December 1998.

6. Located just outside the tight-knit, historic core of the 17th-19th century village centred along, and off St Andrew's Road and Old High Street and the stone wall-lined pedestrian ways of The Croft, The Rookery belonged to the genre of higher-status detached dwellings, or converted, former agricultural buildings, situated in generously sized, designed and landscaped grounds, distanced from the road by a winding driveway. These houses, which include Headington House, Sandy Lodge, White Lodge and The Grange, are barely visible in the immediate streetscape, their presence denoted by stone boundary walls and gate piers. Glimpses of them usually occur from a distance within, or outside, the village, making their setting an important factor in their positive contribution to the special character and appearance of the Old Headington Conservation Area. Views south from the Northern Bypass looking over the unimproved grazing fields offer only fragments of the buildings and structures on this Ruskin College site. Thus it has a dual aspect, that to the village, and to the wider setting in a still, rural landscape. This rural setting is also an important feature of the character of this part of the conservation area.

7. The grounds of The Rookery have expanded beyond the original plot indentified on the 1802 enclosure map to include land to the west, on which was built the 20th century blocks, with the orchard on their north, and land to the east as far as Stoke Place that was taken into the landscaped grounds. Several private footpaths meander through the grounds and there is a narrow service road into half of the site, running in an east-west direction from Stoke Place.

The Rookery:

8. The Rookery, functioning as the main reception, and in use for administration, teaching and dining purposes, is set well back from Dunstan Road behind its rubblestone boundary walls that incorporate the rear elevation of the former stable block, Smith House. Built about half way into the site where the gradient of the land continues to fall steeply away to the north, and accessed via a circuitous drive, its three-storey height is only apparent from a close distance. Its reclusive character is augmented by the presence of fine, large-scale mature specimen trees and shrubbery planted in the southern garden.

9. At the time Ruskin College purchased The Rookery it comprised the main house with its central range of 16th-17th century date, rebuilt and extended to the south in classical style in about 1810, with extensive, more linear, ranges to the north, plotted by the 1876 Ordnance Survey. Then, no longer in use solely as a house it had, in 1861, been bought by the Rev. John Taylor for the purpose of starting a preparatory school. Ruskin College extended The Rookery in the late 1960's by building Tawney Hall, a dining hall wing and kitchens in single-storey, mono-pitch style, faced in dark brick and white painted timber cladding as an extension on the east side and to the rear of the main house.

Status of the Listed Buildings:

10. The Rookery, and Crinkle Crankle wall are listed Grade II in their own right as buildings of special architectural or historic interest. The Rookery was listed on 12th January 1954 and the others on 28th June 1972. Part 1, Paragraph 5) of The Planning (Listed Buildings and Conservation Areas) Act 1990 describes the term "listed building" as, not only applying to the building named in the statutory list, but also to any object or structure fixed to the building, or any object or structure within the curtilage of the listed building which, although not fixed to the building, forms part of the land and has done so since before the 1st July 1948.

11. The 1960's additions to The Rookery are considered by Officers not to form part of the special interest of the listed building, but their proposed removal has been treated as an alteration involving demolition and therefore subject to listed building consent and consultation with the 6 national amenity societies and English Heritage has been carried out.

Other freestanding, unlisted modern buildings on The Rookery site:

12. Three separate residential blocks forming a loose quadrangle with The Rookery were built to its west in the 20th century. The earliest, Bowen House, (1960's: 24 study bedrooms with kitchen areas on 3 floors) is located towards the north; Biko House (1970's: 18 study bedrooms with kitchens and 3 flats, 1 for disabled use), is in

the centre, and the most easily visible, Beatrice Webb House, (Late 1980's, 24 study bedrooms and kitchen areas on 3 floors) is situated to the south. A fourth, Bowerman Building, of two-storey, temporary construction lies well within the eastern part of the site towards Stoke Place. Formerly used for teaching, it has been vacant for some years being unsuitable for habitation. The council has approved past applications for Conservation Area Consent for its demolition, but these have not been implemented.

Proposals:

13. The proposals are in accordance with the Masterplan and involve the following developments:

- Demolition of some non-listed extensions to the Rookery and erection of a new extension on 4 floors to the Rookery to provide teaching accommodation and ancillary facilities (office, reception etc;)
- Demolition of the Bowerman teaching block and erection of a new accommodation block on 2-3 floors, providing 30 study bedrooms;
- Demolition of Bowen accommodation building (22 student rooms) and erection of a new accommodation block on 4 floors, providing 65 study bedrooms;
- A new sub-station;
- Two new car parking areas, one to the north of the campus accessed from Stoke Place for staff and one to the south of the campus and in front of the Rookery, accessed via the main entrance off Dunstan Road;
- New general landscaping around the whole campus including erection of a smoking canopy, gazebo, fire pit, water tank and to the north of the campus create steps and shallow pools/pond, general regrading of land and the creation of hard surface footpaths within the fields.
- Formation of a new gated pedestrian gate in south boundary wall of The Walled Garden.

Determining Issues:

14. Officers consider the main issues in determining these applications are:

- Principle of the Development
- Design and Impact on Listed Building and Structures and the Conservation Area
- Traffic and Parking
- Amenities
- Landscaping and Trees
- Archaeology
- Sustainability

Principle of the Development:

15. Both the Old Headington and City centre sites are specifically identified as development sites within the adopted Local Plan, Policies DS.71 & 72 respectively for a range of uses including residential institutions, educational use, student accommodation and community use. When the current Local Plan was drawn up it would appear Ruskin were considering moving from both campuses and thus Policies DS71 & 72 include other appropriate alternative uses for the sites,

particularly in relation to the Old Headington site which is of course close to the John Radcliffe Hospital.

16. Other policies in the Local Plan support the consolidation of the two locations including the redevelopment of existing buildings where this would allow for improved facilities and their more efficient use. In addition the Conservation area, the mature parkland setting of the Rookery and other listed buildings and structures represent an important constraint on new development there.

17. Inspired by the social reformer, John Ruskin, to provide education for “ordinary” people who may have missed out on the benefits of formal education and passing exams in their younger years, Ruskin College was originally set up as Ruskin Hall in St Giles. It later moved to administrative and teaching accommodation, purpose built in 1912, on the corner of Walton Street and Worcester Place. This site was subsequently twice extended westwards, in the 1960’s for a Dining Hall and again in 1980 for the Kitson Library Block. Constrained by the city centre site Ruskin College had previously looked to other parts of the city to extend its facilities, first renting The Rookery, Dunstan Road in 1946, and purchasing it outright shortly after. A second site in Old Headington was acquired in the early 1960’s when Ruskin bought Stoke House, just to the east of The Rookery, accessed off Stoke Place.

18. The college still aims to provide specialist educational opportunities for all types of people, raising educational achievements and developing skills needed to find and remain in work. It also gives second chance to those who missed out on education, helping them enter higher education.

19. In this context the main feature of the Masterplan was the consolidation of its two main campuses (Walton Street and the Rookery). Currently the college has a total of approximately 427 students on long and short courses and those who may only attend weekly lectures etc. spread out between the three campus sites, as shown below:

- 300 long course students; 50 at Walton Street, 150 at the Rookery and 100 who commute between the two campuses;
- 75-100 students at Walton Street who are not all there at one time and not for any length of time, e.g. weekly lectures;
- 15 short course students at Walton Street; and
- 12 short course students at Stoke House

20. Ruskin does not anticipate any significant change in staff and student numbers in the foreseeable future but it will change where staff and students work and study:

- The college will retain an outreach centre in the town centre, either the Walton Street site or another site, to accommodate the 75-100 students who attend weekly lectures.
- The 327 remaining students will attend at the Rookery and Stoke Place; 315 at the Rookery and still only 12 Stoke Place.
- Overall this is an increase of 175 students at Old Headington; specifically an increase of 163 at the Rookery.
- The buildings will house a total of approximately 17 staff posts, the majority of them transferring from the City campus.

21. Local Plan policy seeks to increase purpose built student accommodation within university/college owned land. In terms of new residential accommodation currently there are 64 bedrooms at the Rookery, 12 at Stoke House and 62 at Walton Street. The result of consolidation of the college to Headington is the loss of all beds at Walton Street, retention of 12 at Stoke Place and a net gain of 73 bedrooms at the Rookery (loss of 22 rooms from Bowen and construction of 95 new rooms). Recent approval for refurbishment of Biko and Beatrice Webb buildings also result in the gain of one student room, bringing the total net bed spaces to 74 and the total student bedrooms at The Rookery campus to 138.

22. The Masterplan was endorsed and the principal of consolidation of the campuses and development accepted. Officers accept the argument of need in this case and that the uses proposed for the sites are appropriate. The College wishes to expand its facilities on land in its ownership and the principle of the development is in line with the Local Plan, which allows for additional development that would improve facilities for the college and make best use of land, subject of course to other policies in the Local Plan.

Design and Impact on Listed Building and Structures and the Conservation Area:

23. Proposals for relocation of Ruskin's teaching facilities from its Walton Street campus to that at Old Headington, with re-use and rationalisation of existing buildings as well as the new proposals have been mindful of the Inspector's comments in a 1998 Appeal decision. This involved a scheme for an imaginatively designed, but large extension to The Rookery that projected southwards into the main landscaped garden, refused by Planning Committee and dismissed at appeal. His view was that a single larger "statement" building would have conflicted with the special character of The Rookery, its setting, and be harmful to its established landscaped garden. He stated that any new structures should not only be subservient in scale to The Rookery, but should be broken visually into sections to follow existing landforms, to develop a dialogue with the major individual tree specimens, and to maintain, if not improve the perception of the site from outside viewpoints. Such an approach could utilise areas with less than positive contribution to the character of the grounds, for instance, the area to the east of the beech hedge, and south of the drive from Stoke Place.

24. There is little deviation from the submitted scheme and that presented as part of the Master Plan and endorsed by the city council. The submitted schemes firm up matters of design and materials and as befits, and is required, of an application for listed building consent, provides a fuller proposal of the alterations and remedial works that would be required for The Rookery in a redefined role as part of an enlarged college campus.

The Rookery & Proposed extension:

25. Historical and site analysis shows that what may be thought on first public acquaintance from the main driveway to be an early 19th century classical villa, with a mid 20th century addition on its east is, in fact, far from the truth. Of 2 storeys constructed of stone, under a pitched roof, the earliest, and once freestanding, building on the site, dates from the 16th and 17th centuries. It survives in part only, retaining chimney - breasts and good fireplace surrounds, but its cross wings were

removed in order to accommodate the 3 storied, ashlar limestone, 1810 classical building, whose main staircase is now the principal feature of its type within The Rookery.

26. Extensive alterations in the late 19th, early 20th century, collectively ascribed to the Arts and Crafts style, produced a long, single storey, north range under pitched roofs, skewed in plan, with a lower, cloistered arrangement built on the eastern side of the 16th/17th century building to provide a link. About the same time, a pitched roof with dormers was added above the first floor, and at the southern end of the early building, with single storey extension immediately to its north. It is likely that the servants' stair, inserted within the original building, dates from this period. Also built during this phase is a 2 storeyed flat roof and single storied bay extension against the western, side elevation of the classical building.

27. Small-scale additions of 1 and 2 storeys height, of an ancillary nature, were added to the north elevation of the Classical building in the mid 1960's. The extensive plan form, but single storey, Tawney, Dining Hall and kitchens also date from this phase. Other 20th century interventions have occurred in the form of internal partitions, to create offices; upgrade these facilities and respond to modern technology. Provision for access for people with disabilities to limited areas of The Rookery has been made.

28. Externally, there is variety in the palette of building materials used, and richness of textures and colour hues. Walls are of stone, both rubble and ashlar, red and brown brick, render, painted applied wood framing, with slate and red tiled roofs.

29. The Rookery use would continue as the existing, mainly offices with the vacated catering facility spaces in the north wing becoming offices too. Its seminar room would be used for teaching and for overspill of social work teaching and the administrative team. Care has been taken in the proposals to take a series of considerations into account, starting with the physical and visual effect of the alterations and extension on the special historic and architectural significance of the listed building and the additional benefits that would flow from the proposed extension, rather than a detached building. One prime benefit of an extension would be links to the south wing of The Rookery at every level and, to the lower floor of the north wing, by the use of ramps at ground floor. People with disabilities would be able to access areas currently unavailable to them. The service road from Stoke Place would become an important internal pedestrian route for the college. Renamed the Broad Walk to reflect the proposed change in status it would give access to the The Rookery, the Dining Hall and residential buildings.

30. The extension is proposed to be built on 4 levels; but would read as 3 storeys in relation to the main south front of The Rookery, and 4 storeys to the rear facing the Walled Garden where it would follow the downward fall of the land. For ease of reference this report refers to the levels as notated on the plans: i.e. lower ground floor, upper ground floor, 1st, 2nd and roof. On the south (front) elevation the parapet of the proposal would be at the same height as that to The Rookery. On the north (rear), the lower ground floor and 2nd floor would be set back 2 metres from the two levels between to minimise the height of the building, and to provide a covered walkway. In order to facilitate a replacement extension, the scheme proposes the removal of the large, single storey 1960's addition that includes Tawney Hall and the

Dining Hall, plus 3 late 1960's extensions to the rear of the classical building and some 19th century additions. These are of little historical significance and Officers raise no objection to their removal.

31. Visually, the proposed extension would be of a modern design, with its most public south and east elevations clad in stone, having slim rectangular window openings to the offices inset with anodised aluminium framed windows. The lower ground floor level that forms a basement to the main garden, and ground floor to the Walled Garden would be brick. The north elevation to the fields with its library and teaching rooms, together with the short west return, would benefit from larger sized windows. The remainder of the external surfaces would be identical to the south and east elevations. The low-pitched roofs would be of metal sheet and rainwater goods would be of a matching metal. Whilst there is a proposed higher section of roof towards the north on the Academic Building, this would not be read as a major design feature from the south garden and would not, therefore, interfere with the intention to make the parapet level the perceived highest point on the proposal.

32. Proposed physical connection between the listed building and the new seeks to be as limited as possible. In order that the classical frontage building would continue to have a degree of detachment, the new extension would not encroach on the greater length of its east elevation. Attachment here would only be at the north-east corner where a glazed 5.8 metre wide 'link' would then project in a southerly direction by some 4 metres, (just under half the width of the east elevation), and turn to the east to create a 16.8 metre wide front elevation to the landscaped garden and the main entrance drive. It is worth noting that The Rookery's frontage has a width of 17.4 metres. At ground and first floor levels the proposed Academic Building would provide a connection between it and The Rookery behind the wall enclosing the historic staircase, and would not touch at any other point. To the north it would change alignment with the 16th/17th century building's orientation to that of the slewed orientation of the Walled Garden.

33. As is the case now, users of The Rookery would continue to enter through the main south porch into the hall. Here there would be a choice of access to the rooms in the existing buildings, by corridor or principal staircase routes, or by turning right into the main reception that would be formed out of the remodelled William Morris Room. This room would be altered on its north wall to create a connection to the proposed new building and other, currently inaccessible parts of The Rookery. Once in the proposed Academic Building the space would open up into a triangular plan atrium, having two modern staircases one on the west the other on the south sides and circulation routes. Natural light and ventilation would serve the atrium with only one small fan for assistance at its roof. Those offices that would not lead onto the atrium would have openable windows. The north wall of the classical building, minus its later additions of no special interest, would remain as an unplastered limestone wall, within the atrium. Former external windows would become internal glazed screens. There would be internal voids of a width of 2.8 metres, with glazed balustrades separating the floor levels from the north and part of the rear, east wall, except at the point of walkways at the door openings.

34. Alterations to the Grade II listed Rookery, have been kept to a minimum, and involve removal of a 19th century service stair, some 19th century partitions, making openings to take a person in a wheelchair and providing a modern door and screens

within the north wall of the William Morris Room in the 1810 building that will become a reception, and thus the interface between the existing and the proposed. Some of the late 20th century work would be modified to reflect the scheme under discussion. Officers have no objection to the removal of these features as they are considered to be of some, or little, architectural significance, providing that the recording of the fabric be conditioned.

35. Ugly hanging steelwork currently supports the 1810 wooden staircase. It is proposed to replace this modern and visually intrusive work with a more discreet method of support. Submitted drawings show the basic principle as to how this might be achieved, by the insertion of a steel beam at first floor level, from the 7th step, following the rise of the stair to the second floor. Officers welcome the proposed restoration but advise that the precise method be conditioned on any listed building consent.

36. It is proposed to locate the boiler room within an existing office in the northernmost part of the stone Arts and Crafts building, utilising the previously heightened and substantial brick chimney for its flue. In order to install and maintain the boiler it is proposed to remove the existing double height, two stage design window on the north elevation and insert wooden, vertically planked double doors at ground floor level. The wall area above the new lintol would be made good with stonework. Internal alterations would be undertaken as part of this proposal. Officers have no objection to this element of the scheme, considering that the configuration and location of the building would be compatible with the proposal and that the special interest of this part of the listed building would not be prejudiced.

37. Some of the comments received from the statutory national amenity societies state that the proposed Academic Building extension to The Rookery should be refused, as it would not be subservient to the listed building. While this indeed is an important consideration, it is not the only one. The Rookery is the subject of four major historical building phases; the proposal retains three of these, more or less intact, and seeks to remove the least successful the single storey buildings of 1960's. All of these earlier stages are of considerable interest, showing the phases of evolution as the original 16th/17th century building was altered, extended into a taller, classical house, later having Arts and Crafts rear extensions as the buildings progressed from private residence to educational use. The classical, 1810, phase set the Rookery in its landscaped grounds and, the special relationship, special character and setting of the listed building and structures within the established landscaped garden was seen as a priority by the Inspector in his 1998 decision.

38. Central government advice to planning authorities is to have regard to the desirability of preserving the setting of a listed building. PPG 15 states 'Setting is often an essential part of the building's character, especially if a garden or grounds have been laid out to compliment its design or function. The character of historic buildings can be robbed of much of their interest, if they become isolated from their surroundings, eg. By new traffic routes, car parks, or other development.' Officers consider that the proposal is designed to respond and achieves an acceptable marriage between the setting of the listed building, its proposed extension and the landscaped garden.

39. Para 2.14 of PPG15 also observes: 'The design of new buildings intended to stand alongside historic buildings needs very careful consideration. In general it is better that old buildings are not set apart, but are woven into the fabric of the living and working community. This can be done, provided that the new buildings are carefully designed to respect their setting, follow fundamental architectural principles of scale, height massing and alignment, and use appropriate materials. This does not mean that new buildings have to copy their older neighbours in detail: some of the most interesting streets in our towns and villages include a variety of building styles, materials and forms of construction, of many different periods, but together forming a harmonious group'. While the application site is not a street in a village within a city, it is a complex of buildings, and structures with spatial quality and relationship to their grounds and signal trees. There is no intention by the architects to deceive the onlooker, or user, that what is proposed is other than a contemporary solution, as were the extensions to The Rookery in their day. Materials proposed are of quality natural products, stone, and brick predominating for wall surfaces.

40. On the subject of the Disability Discrimination Act PPG15 states: 'It is important in principle that disabled people should have dignified access to and within historic buildings. If it is treated as part of an integrated review of access requirements for all visitors and users, and a flexible and pragmatic approach is taken, it should normally be possible to plan suitable access without compromising a building's special interest.' The Rookery has approximately 14 levels and no lift. Proposed floor levels of the new Academic Building would be at the same levels as the main south wing using ramps to access the lower levels of the north wing. A compliant stair would be provided to improve the access at the 1st floor of the north wing and the Rookery Seminar Room.

Proposed alteration to the south brick wall of the Walled Garden:

41. Approved schemes for this listed structure have already dealt with the design of gates for the existing Walled Garden. The opening within the south boundary will be used to service the kitchen, while that in the west elevation will form the point of entry for those wishing to eat in the Dining Hall, or sit in the landscaped garden. The proposal submitted with the current application seeks approval for a new pedestrian opening in the south garden wall to correspond with the rear door to the atrium. Existing opening widths in the wall are 1.5 and 1.4 metres, and that of the proposal is 2.06 metres, closed by a simple wood door. Officers have no objection to the formation of a new opening but consider that its width would be too great, and affect its proportions. Officers advise that the design of the new opening and door in the south wall of the Walled Garden be conditioned on any approval, in order to reduce the width and improve its proportions within the listed structure.

Proposed New Accommodation Blocks and Sub-station:

42. The new Block A that replaces 1960's Bowen Building to the north east of the campus, is built on 3 and 4 storeys, utilising the change in ground level and varies in height between approximately 10m at its lowest to 14m at its highest. It is of a modern architectural design with a flat roof, with flues/ chimneys, and constructed in brick with timber panels. It provides 65 rooms, 5 more than the Masterplan indicated.

43. Block D to the east of the Rookery is of the same architectural style and materials as Block A. It is built on 2 and 3 floors, creating a basement, again utilising the change in ground level reaching between approximately 6m and 10m in height.

44. The increase in bedrooms and teaching accommodation has resulted in the need to provide a new sub-station. This takes the form of a large domestic garage, built in brick and tile with pitched roof, located to the east of Block D close to the access from Stoke Place. It is recessed into the slope of the ground, 6.5m wide by 4.4m deep and reaches 9m to ridge, 2.2 to eaves.

45. The new car parking areas are an important aspect of the overall improvements to the setting of the Rookery and its garden. As cars are currently parked throughout the front area of the campus, the visual impact is detrimental to both building and garden. The proposal to make two discreet car parking areas away from this part of the campus are welcomed by Officers and would be a significant improvement and benefit to the listed building, its setting and the character of that part of the campus and viewpoints from outside the campus.

46. The proposed gazebo and smoking shelter structures are shown as domestic in size and scale and of timber construction. They are set within the campus and Officers consider they would have no adverse impact on the conservation area, listed buildings or structures.

47. Application proposals for landscaping, other landscape features etc and other aspects of the car parking areas are dealt with under relevant sections below.

48. In conclusion, the Rookery campus is not a street in a village within a city; it is a long standing educational establishment comprising a complex of buildings, and structures with spatial quality and relationship to their grounds and signal trees. There is a hierarchy of landscape from the designed grounds to the south of, and immediately surrounding, The Rookery, changing to the supply of horticultural and culinary needs provided by the walled garden and orchard that give way to the northern fields. There is a history of contemporary buildings relating to their historic time frame, modern architectural additions and accommodation blocks on campus, and what is proposed is no different from the way the original site has developed. The proposals are considered to be sympathetic in design to the Rookery, and other existing buildings, structures and landscape features on site. The heights have previously been endorsed and are appropriate within the site and relationship to existing buildings. Officers consider that the new buildings would not have an adverse impact on the special character and appearance of this part of the Old Headington Conservation Area or setting of the listed building or Crinkle Crackle wall. The essential built and landscaped qualities of the area would be preserved, and enhanced.

Traffic and Parking:

49. The Masterplan set out proposals to relocate the Walton Street's activities to the Dunstan Road site. This proposal has been previously been agreed in principle by the Highway Authority during the consultation process for the Masterplan application.

50. The Transport Assessment (TA) submitted suggests that the consolidation of the College's activities on one site is considered to have a positive effect on traffic conditions given that regular cross city movements between the two existing campuses will be removed. In terms of traffic generation, the TA indicates that there are no proposals to increase car parking levels at the Rookery Campus and existing car parking provision will actually be reduced in order to discourage people from travelling to the site by private car. The TA also suggests that measures will also be introduced to control parking on the site through the Travel Plan (parking permits for staff only and no student parking allowed), and a monitoring system to minimise any displaced parking in surrounding streets. (The TA acknowledges that the potential for this is minimal due to existing Controlled Parking Zones in the site's vicinity). To encourage the use of more sustainable modes of travel, additional cycle parking is to be provided within the site.

51. Currently the campus provides 42 car parking spaces that are dispersed around the front of the Rookery building, along the main drive and along the rear access drive from Stoke Place, which is also used by delivery vehicles. The Masterplan originally suggested a single car park at the north of the campus for 24 cars, accessed from Stoke Place, and approximately 11 spaces to the south in order to remove cars away from the listed building and thereby improving its setting. However, this northern car parking area caused concern from residents that there would be an unacceptable increase traffic along Stoke Place, which is a private lane over which the College has rights of way. Consequently the Masterplan was amended to show two car parking areas; the one to the north reduced in size for staff only (16 spaces) and an area to the southeast corner and by the stable block for visitors and disabled users (22 spaces). This is what is now being applied for.

52. The new car parking areas actually reduce the overall car parking spaces available by 4 to 38 spaces, comprising 9 visitor spaces, 12 informal spaces, 1 disabled and 16 staff spaces. The Highways Authority has again raised no objections to the proposed car parking level or the level of traffic generated. The reduction in the number of spaces in the northern car park would reduce the level of traffic using Stoke Place, which is a benefit. Movements to and from the campus to the city centre will be reduced significantly which is seen as a benefit to nearby residents and for the city as a whole. Officers consider the level of parking to be reasonable and commensurate to the college and its facilities in this location. A reduction in parking numbers is welcomed.

53. It should be noted that an internal drive to the rear car park is not feasible because of the position of new Block D and the tree root protection zones of protected trees and the fact that it would have a significant detrimental impact upon the setting of the listed building and its garden. This would be contrary to all that Officers and the College have sought to improve in these proposals. The temporary construction access currently being used for the construction of the dining hall will be removed and the area reinstated to its former status, required by condition. It should be noted that the way in which construction is undertaken is not in itself a reason for refusal. Officers would not want to see this temporary construction access retained for other new developments because of its adverse impact on the listed building and garden, and because any approval does not necessarily mean that the development will be built. In Officer's opinion construction traffic could reasonably use Stoke Place

and Dunstan Road accesses. It could not be retained permanently due to issues of trees and siting of Block D, in addition to the impact on the listed building and its garden (see Landscaping and Trees below).

Amenities:

54. Officers consider there would be no adverse impact on residential amenities. The proposed accommodation blocks and extension to the Rookery, whilst the largest buildings proposed, are situated well within the campus grounds and have an adequate distance to the nearest residential properties. The Rookery extension is in any case screened by Block D. Block A to the north overlooks an area of grass and trees and any oblique views to the rear of No. 4 Dunstan Road property, which is closest, is in excess of 47m. It is also screened by the existing Biko building. There would be no direct overlooking, loss of privacy or overbearing. Block D is in excess of 34m to No. 8 Stoke Place and 21m to Rookery Cottage. Whilst the building will face directly towards No.8 with windows to bedrooms, bathrooms and common rooms on all floors, it would be screened by existing and new tree planting and the central hallway windows have been covered with louvers also to restrict views. Furthermore the distance varies from 34m to 50m where the building sets back and is sufficient for there not to be any significant overlooking or loss of privacy. Neither would the building be overbearing. In relation to Rookery Cottage Block D does not directly face the cottage but its garage and part of the front garden instead. Views would be oblique to the Cottage and its main private garden area would remain out of view to the rear. Whilst students would be able to look diagonally over to the front of the house there are existing trees and front boundary hedge and a degree of privacy would remain, aided by the distance between. Officers therefore again consider there would be no significant loss of privacy or overlooking. The Block at this point is two storey, in response to residents concerns, and therefore it would also not appear overbearing.

55. Concern has also been expressed about the impact of the proposed sub-station building. This would appear as a large domestic traditional garage, both in size and design. It is in excess of 15m to Rookery Cottage, which it faces directly, and in excess of 17m to No.8 Stoke Place diagonally. It is located approximately 5m from the stone boundary wall, which is approximately 1.5m high. It is 9m in height to the pitched ridge however, it would also be cut into the ground, thereby utilising the lowest ground level as the land slopes towards the Rookery and Block D. Whilst the building would be partially seen by residential properties nearby, due to existing hedging, wall and screening, it would not have any detrimental impact on their residential amenities in terms of size or proximity. Although a maximum 9m in height and positioned south of Rookery Cottage, the distance of 15m together with the existing boundary hedge means that there would be no loss of sunlight.

56. Lastly to consider is the impact of the new car park on Rookery Cottage. Officers have previously advised the applicants to reduce the size of the car park and move it away from the eastern boundary of Rookery Cottage, which they have done. It is now approximately 9m from that boundary and 11m to the east elevation of Rookery Cottage, and proposals show new tree planting in between. Currently the access from Stoke Place is used for deliveries and for parking and whilst there would be an increase in car movements past the cottage vehicle noise would be at a minimum due to slow speeds within the

grounds and the distance to the cottage is considered satisfactory with proposed planting to mitigate any noise, disturbance or impact from car head lights.

Landscaping and Trees:

57. The applications are supported by a Landscape Statement that describes the appearance and character of the landscape at present and provides a vision for the future. Planting proposals are included on a Planting Plan and a Landscape Management Plan includes details of how new planting will be managed until it becomes established.

58. An Arboricultural Survey has been submitted which provides a record of the trees at the site and includes a competent assessment quality and value of the existing trees in accordance with the recommendations of BS5837: 2005. Preliminary recommendations for the management of trees are provided and Root Protection Area (RPA) of each tree is accurately calculated and plotted on a Tree Constraints Plan, which has been used to inform the layout of the proposed developments. The survey records that there 152 trees at the site; 8 of which are assessed as having high quality and value (category A); 40 are assessed as having moderate to high quality and value (category B); 68 have low quality and value (category C); and 36 are of such poor condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management (category R).

59. The survey is also accompanied by an Arboricultural Implications Assessment which identifies the impact of the proposed development on existing arboricultural resources and provides a reasoned justification for tree removals and other works. In summary, in order to facilitate the proposals it is proposed to remove; 1 of the existing high quality and value 'category A' trees (T. 154, a mature tulip tree); 4 moderate to high value 'category B' trees (T.51, a mature apple tree; T.57, a mature birch; T.72, a mature walnut; T.93, a mature silver birch); 22 low quality and value 'category C' trees; and the 36 poor condition 'category R' trees. 7 trees will need to be pruned and one young walnut tree (T.81) will be transplanted to another location within the site.

60. The applications also include an Arboricultural Method Statement, including a Tree Protection Plan, which provides details of the proposed tree protection and other special measures that will be put in place during the demolition and construction phases of development to ensure that retained trees are not damaged.

61. The majority of the trees that are to be removed to facilitate the development are not significant in public views and their removal will have no significant adverse effect on visual amenity in public views. The high quality and value category A tulip tree (T.154) and two of the moderate to high value and quality trees (T.51, a mature apple tree; T.57, a mature birch) that will be removed are amongst those trees that are not significant in public views. Proposed new tree planting will adequately mitigate any adverse impact on the appearance or character of the Old Headington Conservation Area arising from the removal of these trees.

62. However, the proposed developments require the removal of several trees that do feature in public views within the Old Headington Conservation Area. Most significant in this regard is the removal of trees T.72 and T.93 (two moderate to high quality trees; one a walnut and the other a birch) and the adjacent T93 - 97 (a holly and several apple trees), which will have a significant impact in views from Stoke Place. While new tree planting along the boundary will mitigate the adverse visual impact to some degree, the extent to which there is any residual adverse impact on the appearance and character of the Old Headington Conservation Area will depend on the visual quality of the Rookery extension and Block D which will be constructed in this part of the site. Officers consider that the Rookery extension and Block D proposals are of high quality and in view of the past extensions and developments (Bowerman) and the benefits and improvements these proposals bring, there would therefore be little residual impact on the Conservation Area and the loss of these trees can be accepted.

63. Removal of the low quality and value category C walnut tree (T145) that stands at near to the proposed Academic Building will have a impact in views along the entrance drive. However, if the adjacent beech tree(s) (T105a and b) is retained and protected during the development and new planting is undertaken at the same location as the walnut as proposed, any adverse impact on public amenity and on the appearance and character of the Old Headington Conservation Area should be low in magnitude and significance and temporary in nature.

64. Removal of a mature horse chestnut tree (T.123) that stands near the corner of the Stoke Place and Dunstan Road will have a significant impact on public views. The proposal arises from the structural condition of the tree however, and is not directly related to the development and therefore should not be used as a reason to refuse planning permission. Officers support the proposal because it provides the opportunity to plant a new tree in the area and this is necessary to sustain tree cover in this part of the site into the future.

65. In general, the tree planting proposals shown on the Planting Plan are appropriate for the site. However, proposals to plant trees along the Stoke Place boundary underneath the canopy of existing mature trees are not likely to be successful. The new trees are not likely to establish and grow in some of the locations shown on the planting plan and this should be considered further, through the submission of a revised landscape plan which could be secured by condition.

66. Officers welcome the proposed removal of the existing temporary construction access road across the Rookery Lawn, which is required under conditions attached to the Dining Hall approval, as this road has a significant adverse effect on the landscape setting of The Rookery. The proposed new staff parking area (accessed from Stoke Place) is located in the least harmful location within the site from a landscape point of view and Officers welcome the fact that it has been designed to take account of the high quality and value veteran alder tree that stands to the north and which is a significant constraint on the layout in this area.

67. The proposals include new pathways in the fields north of the campus. These fields are a key feature of the special character and appearance of the conservation

area in which they lie. The land is class 4 agricultural, divided by established hedge/ tree boundaries. The formation of the footpaths, ponds, fire pits etc and general land regrading would not necessarily change the use of the land and indeed the applicant has not sought to do so, carefully siting the small features and structures within, or adjacent, to existing trees. These fields to the north of the college form a vital part in the special character of the area and the setting of the Cherwell Valley and development of this land for other uses such as residential/ office/ industrial etc has been resisted and indeed would be in the future. It is therefore considered necessary to impose a condition that states the land is still agricultural. Officers consider however that in principle the proposals would not have any adverse impact on the special character and appearance of the conservation area and the setting of Cherwell Valley but that hoggin surfacing materials for footpaths would not be appropriate and a condition requiring that they be mown grass, as for the approved trim trail, or other suitable surface, and therefore permeable and consistent with the rural character of the area.

Archaeology:

68. A desk based assessment and a geophysical survey/archaeological evaluation report for this site from Oxford Archaeology (2006 & 2008). The evaluation report concludes that the grounds of Ruskin College 'clearly have significant potential to contain archaeological remains of several periods' (2008, page 15). The evaluation demonstrated the presence of Iron Age and Roman remains in the western part of the site and noted the potential for Roman Kilns to be present in the vicinity.

69. The proposed eastward extension of the Rookery will be located over the original post medieval access route to the house. It lies 30m from Bowen House, where Roman finds are recorded. A single trench (trench 3) on the footprint of the proposed extension located natural clay at 900mm from the surface. In addition Block D and the sub station site lie close to the possible route of a Roman Road (Victoria County History, 1930) 30m to the east and on the original access route to the Rookery. The nearest evaluation trench (trench No 2) noted natural clay at 1m depth in this part of the site.

70. The trenches in the vicinity of the footprint of building Block A recorded Iron Age and Roman remains. Trench No 8 revealed a feature containing sherds from a single Early Iron Age carinated vessel. Trench No 9 produced two large pits containing Roman pottery and charred cereal grains. The Roman pottery assemblage from the site is notable with the dominance of mortarium sherds and is characteristic of material derived from the pottery production waste. The locations of any kiln or kilns remains unclear however the strong magnetic disturbances recorded during the magnetometer survey in the vicinity could indicate either a kiln or an area of modern disturbance (Oxford Archaeology, 2008, 5.2.6). The presence of such a manufacturing site would be of particular interest because of its association with an extensive distribution of Roman manufacturing sites located across east Oxford and related to the nationally important local pottery industry. The recovery of domestic faunal remains and significant quantities of charred cereals also points to presence of domestic occupation in the vicinity. The archaeological features in trench 8 were cut into the natural clay at 1m below ground level and in trench 9 they were located at an average depth of 900mm.

71. The new staff parking, to the north-east corner, lies 30m from the possible route of a Roman Road (VCH, 1930). Evaluation trench No 1 located natural clay at 2m

depth (this may have been a reworked deposit rather than natural), build up consisting of dumped modern waste.

72. In relation to the visitor parking and water storage tank in south-west corner, a significant quantity of Roman pottery was recorded in 1935 during the construction of a house on Dunstan Road to the south of the car park. This site lies 40m north-east of the suggested site of a late Anglo-Saxon palace associated with Ethelred, whilst no archaeological evidence has been recovered for Saxon activity here to date, an archaeological evaluation in Ethelred Court in 1992 confirmed the presence of well preserved 13th-14th century occupation (County HER No. 3623). Evaluation trial trench No 10 excavated on the footprint of the proposed car park recorded two large parallel ditches and a post hole, no dating evidence was recovered. The features were cut into the natural clay, which was located 400mm below modern ground surface.

73.PPG16 states that the desirability of preserving important archaeological remains is a material planning consideration and that, where physical preservation is not feasible, planning authorities need to satisfy themselves that the developer has made appropriate and satisfactory arrangements for their excavation, recording and subsequent publication. This advice is reflected in the Oxford Local Plan Policy HE2. Bearing in mind the results of the archaeological evaluation set out above it is therefore recommended that in line with the advice in PPG16 paragraph 30, any consents granted for these developments should be subject to appropriate conditions, because the development may have a damaging effect on known or suspected elements of the historic environment of the people of Oxford and their visitors, including Prehistoric, Roman, Saxon and post medieval deposits. These conditions include provision of schemes for evaluation, mitigation and programme of archaeological works.

74. The archaeological recording should take the following forms for each area of the development:

- The Rookery extension: post demolition trial trenching followed by further work if appropriate;
- Block A: Subject to confirmation of the foundation design the archaeological investigation should take the form of a strip and record excavation of the building footprint and a watching brief during any related service trenching;
- Block D: The scope of the archaeological recording required will depend on the details of the foundation design for Block D and the depth and extent of the proposed landscaping. As a minimum the area of the proposed basement will require a controlled watching brief with appropriate contingency. The level of recording required on the remaining areas of ground works will depend on whether these will have a significant impact below the colluvium;
- Sub-station: a watching brief with an appropriate contingency;
- Car parking areas and landscaping ground works/ ponds: A strip and record excavation to either archaeological levels or car park formation level for the south-

west car park and a controlled watching brief with contingency for the remaining ground works/car parking areas;

Sustainability:

75. In terms of location the site is situated within walking distance of Headington District Centre for shopping and local services. Also good public transport links to and from and within the City.

76. A sustainability report has been submitted which sets out the Colleges ambitions for the campus and an extract is attached at Appendix 4. A Natural Resource Impact Analysis has also been submitted which encompasses all developments and attains a high total checklist score of 9 out of 11. Features of the NRIA are a district heating system in the form of gas CHP, which all buildings (old and new) will be linked into to provide both heating and electricity. Buildings will have good insulation and seek to achieve BREAM 'excellent'. Rainwater harvesting is provided to supply WC's. Taps, shower and WC's will be fitted with water saving devices. The buildings have been designed to optimise natural light and ventilation and high efficiency appliances proposed. Sustainable sources of timber will be used and where possible materials with low embodied energy. Existing materials on site will be recycled, such as hardcore and earth extracted for basement levels.

77. The site also lies within Flood Zone 1 and a Flood Risk Assessment (FRA) has been submitted. It concludes that the proposed developments are appropriate to this flood zone and flood risk from ground water flooding, sewer flooding and pluvial flooding is not considered significant. The FRA also ties in with the overall Site Drainage Strategy submitted. It is proposed that the campus is drained via a Sustainable Drainage System (SUDS), including new and existing attenuation ponds in the fields to the north, permeable paving, French drain and rainwater harvesting. The Environment Agency has raised no objection to the proposals, subject to conditions, including details of the SUDS to be agreed by the Local Planning Authority. Thames Water similarly has raised no objections, subject to a condition requiring details of a waste water strategy.

78. Officers consider that the proposals are in accordance with the local plan policy to increase energy efficiency and use of renewable energy sources, reducing carbon emissions and promoting sustainable drainage.

Conclusion:

Having regard to the contents of this report Officers advise that the proposals are in accordance with the endorsed Masterplan and would protect the setting and special character of The Rookery as a Grade II listed building, would ensure the continued relationship between the listed buildings, Crinkle Crankle wall and the landscaped grounds, and would preserve the special character and appearance and setting of this part of the Old Headington Conservation Area both from within and outside the designated boundary. They would also generally accord with central government advice contained within PPG15, PPG16 and be in accord with Local Plan and Core Strategy policies.

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

Background Papers: 09/00546/LBD, 09/00547/FUL, 09/00548/FUL, 09/00549/FUL, 09/00635/CAC, 09/00636/FUL, 09/00633/CAC, 09/00634/FUL

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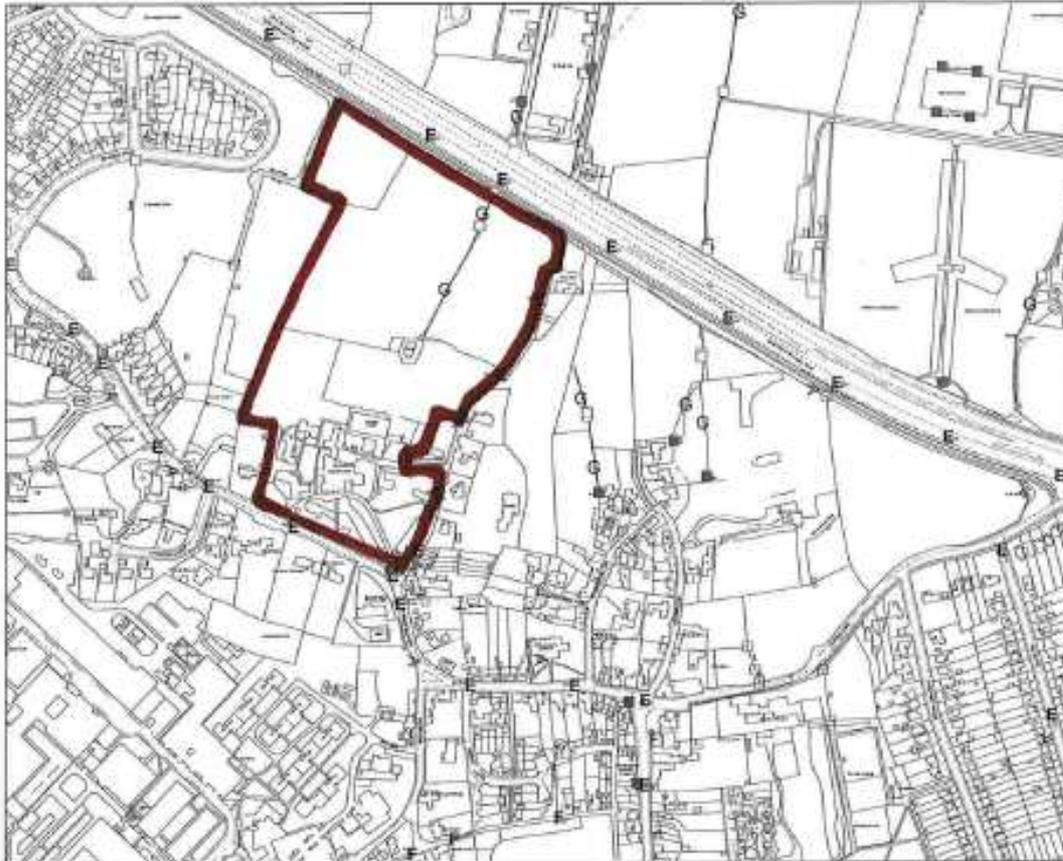
Date: 7th July 2009

Appendix 2

Ruskin Hall



OS by AIR (UK)



Legend

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Organisation	Not Set
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