

West End Area Planning Committee

8 June 2011

Application Number: 11/01152/CT3

Decision Due by: 15 June 2011

Proposal: Installation of external fire escape

Site Address: Town Hall St Aldate's Oxford Oxfordshire

Ward: Holywell Ward

Agent: N/A

Applicant: Mr Gordon

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.
- 2 No objections have been raised. It is considered to be an acceptable proposal that will not harm to the setting of the listed building or the character or appearance of the conservation area. There are no amenity issues that weigh against approval and the development complies with the relevant Oxford Local Plan and Core Strategy policies.

subject to the following conditions, which have been imposed for the reasons stated:-

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 materials and details

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

HE3 - Listed Buildings and Their Setting

HE7 - Conservation Areas

Core Strategy

CS18_ - Urban design, town character, historic environment

Core Strategy – Proposed Changes

West End Area Action Plan

WE10 - Historic Environment

Other Material Considerations:

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

Relevant Site History:

Representations Received:

English Heritage: no objections

Statutory and Internal Consultees:

English Heritage Commission,
Oxford Preservation Trust,

Issues: impact on listed building

Sustainability: efficient use of land and buildings

Officers Assessment:

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

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

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

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

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

Conclusion:

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

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

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

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998.

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

Background Papers:

Contact Officer: Nick Worlledge

Extension: 2i47

Date: 20 May 2011

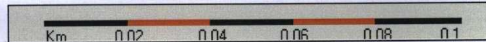
11/01152/CT3

Town Hall, St. Aldate's



Legend

Scale: 1:1250



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

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