

West Area Planning Committee

11th February 2020

Application number: 19/02142/LBC
Decision due by 9th October 2019
Extension of time 18th February 2020

Proposal Replacement of existing side extension with a two storey side extension to lower ground and upper ground floor levels. Internal alterations to include reinstatement of staircase at lower ground floor level, new openings, removal of partitions, closing up existing doorways and alterations to fenestration at lower ground floor level. Insertion of lightwells to front and rear, external renovations including replacement of render and refurbishment of existing windows. Installation of railings to front boundary and associated landscaping to the front and rear gardens. Works in association with amalgamation of existing dwellinghouse and basement flat to form one dwellinghouse. (Amended Plans) (Amended Description).

Site address 42 Park Town, Oxford, OX2 6SJ, – see **Appendix 1** for site plan

Ward North Ward

Case officer Amy Ridding

Agent: Mr Kieron Roberts **Applicant:** M Grinstead

Reason at Committee The application has been called in by Cllrs Fry, Munkonge, Pressel, Tanner and Upton because of concerns about overdevelopment of the site, an overbearing impact to neighbouring houses, and conflict with the North Oxford Victorian Suburb Conservation Area Appraisal.

1. RECOMMENDATION

1.1. West Area Planning Committee is recommended to:

1.1.1. **approve the application** for the reasons given in the report and subject to the required listed building conditions set out in section 12 of this report and grant listed building consent.

1.1.2. **agree to delegate authority** to the Head of Planning Services to:

- finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning Services considers reasonably necessary.

2. EXECUTIVE SUMMARY

- 2.1. This report considers internal and external alterations to the grade II listed building, some of which are associated with the amalgamation of the lower ground floor (basement) level with the rest of the building to return it back to one dwellinghouse. The works include the replacement of an existing single-storey store extension with a two-storey side extension to the lower ground and upper ground floor levels, and the enlargement of the existing front and rear lightwells. Associated landscaping is proposed to the front and rear gardens and includes the installation of railings to the front boundary.
- 2.2. The key matters for assessment set out in this report are the impact to the special architectural and historic interest and the setting of the listed building.
- 2.3. It is considered that some elements of the proposed scheme would cause less than substantial harm to the significance of the listed building, but that these would be sufficiently mitigated and justified by the reversal of the previous unsympathetic interventions and the need to ensure the continued use and maintenance of the building, securing the future of the designated heritage asset. These public benefits would outweigh the less than substantial harm caused and subject to conditions, the scheme would comply with national legislation and local and national planning policy.

3. LEGAL AGREEMENT

- 3.1. This application is not subject to a legal agreement.

4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 4.1. The proposal is not liable for CIL.

5. SITE AND SURROUNDINGS

- 5.1. The site is located to the east of Banbury Road, within the planned estate of Park Town and the North Oxford Victorian Suburb Conservation Area (NOVSCA). Park Town which was designed by Samuel Lipscombe Seckham, dates from 1853 and comprises four groups of houses, all of which are grade II listed, and sited around three ornamental pleasure grounds which are a grade II registered park and garden. The grounds are landscaped with trees and flowering shrubs and are used as communal gardens for the residents of Park Town. To the east of the site runs a driveway serving No's 44, 44b, 46 and 44a Park Town. No's 46 and 44a occupy former stable blocks / ancillary buildings and are sited alongside the eastern roadside boundary and southern boundary of the adjacent plot.
- 5.2. No.42 Park Town is one of a collection of eight semi-detached Italianate villas sited in between the central and eastern garden areas of the planned

estate. The villas are three-storeys with basements, stuccoed elevations and Welsh slate roofs, and feature deep over-hanging bracketed eaves and large traditional timber framed sash windows. No.42 features a small flat roofed extension to the east side elevation, which was constructed in the mid-20th century and is currently used as a store. The floor level of the extension is slightly higher than the existing basement floor level.

- 5.3. The plan of the property follows the standard plan used for the villas, with the principal rooms on the ground, first and second floors, with staircase and hallway to the side. The basement would have historically been used as service accommodation, but in recent decades has been used as a separate residential unit, independent from the main dwellinghouse. Internally, the building features a substantial amount of original historic fabric and fittings including window shutters, fireplace surrounds, doors, skirtings and cornicing. There have been a number of unsympathetic alterations and interventions carried out to the building in past years which include the subdivision of the main entrance hallway to create a cloakroom and internal porch, the loss of the basement stair, and the extension of the first floor bathroom into the bedroom.
- 5.4. The significance of Park Town lies within its origins as a designed attempt to meet mid-19th century middle class aspirations and expectations, the almost unaltered external appearance and use of materials of the front façades, the survival of the plan form and internal architectural features, and the group value of the planned estate which survives reasonably intact.
- 5.5. See block plan below:



6. PROPOSAL

- 6.1. The application proposes internal and external alterations, some of which are associated with the amalgamation of the lower ground floor (basement) level with the rest of the building to return it back to one dwellinghouse. The replacement of the existing store extension is proposed with a two-storey side extension, which would serve the lower ground and upper ground floor levels, extending the length of the side elevation, slightly set back from the

front and rear elevations. The extension is designed with a flat roof sat behind a parapet, the top of which would sit below the existing string course which runs between the upper ground and first floor levels. A new set of external steps would serve a doorway at lower ground floor level in the front elevation of the extension.

- 6.2. An enlarged stepped lightwell with planting is proposed at the front of the building, together with the re-surfacing of the driveway with gravel and paving adjacent to the entrance steps, the re-landscaping of the front garden including the planting of a magnolia tree and hedging to enclose a bin storage area; and the installation of railings and new plinths along the front (north) and side (east) boundaries. To the rear it is proposed to enlarge the existing lightwell to create a sunken terrace with steps up to the existing garden which is to be re-landscaped with planting beds along the boundaries and in the stepped terrace. It is proposed to re-position the external steps on rear balcony from their central location to being aligned with the west rear window, and re-position the existing iron balustrading to suit.
- 6.3. It is proposed to replace the existing rear lower ground floor central window with a pair of doors to enabling direct access to the rear garden. At this level internally, the proposals include the lowering of the floor level by 200mm, the removal of an existing steel beam and installation of strengthening works in timber, the creation of two openings, the removal of some modern partitions, and the reintroduction of the staircase to connect this level back to the upper ground floor.
- 6.4. At upper ground floor level it is proposed to create two openings into the new side extension; one would result in the removal of a small window and the other would go through part of an existing chimney breast. The existing modern partitions and doorways forming the clockroom and internal porch would be removed. An existing currently blocked opening from the hallway is proposed to be re-opened.
- 6.5. At first floor level, it is proposed to create a new opening within the wall in between the front and rear principal rooms, and to install a bathroom in what is currently the rear study. At second floor level it is proposed to alter the layout by removing the partition in between the front bedroom and central box room to create a larger bedroom and an en suite decreasing the size of the hallway, and the vaulting of the ceiling of the rear bedroom.
- 6.6. It is noted that the original plans included the replacement of an existing rooflight and the re-slating of the roof. However, in the absence of a requisite bat survey these have been omitted in the final revised plans. While it is also noted that the original proposed landscaping plans showed the removal of the existing garage, the demolition of the garage is not being applied for under this application and revised plans were subsequently submitted showing the garage in situ. Revised plans have also been received amending the landscaping scheme and removing the proposed lower ground floor doors in the front elevation. Additional plans have been received showing the east side elevation in the context of the existing and proposed boundary treatments.

7. RELEVANT PLANNING HISTORY

7.1. The table below sets out the relevant planning history for the application site:

50/01449/A_H - Garage. PDV 6th November 1950.
54/03654/A_H - Alterations to form cloakroom. PDV 28th May 1954.
98/01075/L - Listed Building consent for new steps and entrance to basement flat. Block up existing entrance with internal alterations to improve flat accommodation. PER 21st August 1998.
98/01076/NFH - Demolition of part of garage and alterations to change garage into cycle / garden store. New steps and entrance to basement flat. Block up existing entrance. PER 21st August 1998.
09/01545/LBC - Listed building consent to fit 410mm (16") diameter, blue plaque to commemorate William Richard Morfill (1834-1909), first professor of Russian and Slavonic languages on fascade of building. PER 10th September 2009.
18/01372/LBC - Demolition of internal wall with installation of beam support, removal of 2no. built-in cupboards, removal of 3no. radiators and installation of 2no. new radiators to the upper ground floor south east side. PER 30th July 2018.
19/02141/FUL - Amalgamation of ground dwelling and basement flat to form one dwellinghouse, erection of a two storey side extension to basement and ground, insertion of lightwells to the front and rear, associated landscaping to front and rear gardens, replacement railings to front boundary and alterations to fenestration. (Amended Plans). PDE.

8. RELEVANT PLANNING POLICY

8.1. The following policies are relevant to the application:

Topic	National Planning Policy Framework	Local Plan	Core Strategy	Sites and Housing Plan	Other planning documents
Design	Para's 124-132	CP1, CP8	CS18	HP9	Oxford Local Plan Submission Draft 2036: DH1
Conservation / Heritage	Para's 189-202	HE3, HE8	CS18	HP9	Oxford Local Plan Submission Draft 2036: DH3 North Oxford Victorian Suburb Conservation Area Appraisal

Natural environment	Para's 174-177		CS12 Biodiversity		
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9. CONSULTATION RESPONSES

- 9.1. Site notices were displayed around the application site on 22nd August 2019 and an advertisement was published in The Oxford Times newspaper on 22nd August 2019.
- 9.2. Following the submission of revised plans and further information by the applicant, the application was re-consulted upon. Pink site notices were displayed around the application site on 7th January 2020 and an advertisement was published in The Oxford Times newspaper on 26th December 2019.

Statutory and non-statutory consultees

Historic England

- 9.3. 'On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation adviser.'

National Amenity Societies

- 9.4. No comments received

Public representations

- 9.5. Four local people commented on this application from addresses in Park Town.
- 9.6. In summary, the main points of objection (four residents) were:
- The proposed side extension will cause significant harm to the heritage asset, unbalance the symmetry of the villas, and block views from the street of the mews houses behind.
 - The proposed side extension will obscure existing sight lines and views of the street from neighbouring properties, have an overbearing and overshadowing impact on neighbouring properties, and the rear window will overlook the driveway of neighbouring properties.
 - The proposed pleached tree hedging will impact neighbour outlook and cause a reduction of light into neighbouring properties and their garden amenity areas.
 - The proposed replacement tree planting will not compensate for the removal of the existing mature trees.

- The proposed landscaping design does not respect the character and appearance of the conservation area and is in conflict with the NOVSCA Appraisal.

9.7. One local amenity group commented on this application.

9.8. In summary, the main points of objection were to the side extension for the following reasons:

- A glimpsed view would be blocked
- The symmetry of design would be lost
- A precedent would be created

Officer response

9.9. The public representations concerning the impact of the proposed scheme on the character and appearance of the conservation area, including the impact of the proposed landscaping scheme, and neighbour amenity are addressed in the associated planning application 19/02141/FUL. This application assesses the impact on the special architectural and historic interest of the listed building only.

9.10. Since the public representations were submitted, clarity has been sought on various matters raised during the consultation period; this is reflected in the final set of revised and additional plans submitted to Oxford City Council.

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

10. PLANNING MATERIAL CONSIDERATIONS

10.1. Officers consider the determining issues to be:

- i. Impact on the special architectural and historic interest and the setting of the listed building.

i. Impact on the listed building

10.2. Policy HE3 of the Oxford Local Plan 2001-2016 states that permission will only be granted for works involving an alteration or extension to a listed building that is sympathetic to and respects its history, character and setting. Policy HE3 notes that permission will only be granted for development which is appropriate in terms of its scale and location, and which uses materials and colours that respect the character of the surroundings, and have due regard to the setting of any listed building. Policy CS18 of the Core Strategy states that development proposals should respond appropriately to the site

and surroundings, be high quality architecture that does not result in loss or damage to important historic features or their settings, and where appropriate include enhancements to the historic environment. Policy HP9 of the Sites and Housing Plan states that planning permission will only be granted for residential development that exploits opportunities to sustain and enhance the significance of heritage assets.

External alterations

- 10.3. Whilst the proposed side extension is two-storeys, its lower level would be partly recessed below ground level and the top of its parapet wall would be situated no higher than the existing upper ground floor level and the height of the entrance door. The extension is considered to be sufficiently subservient in scale and massing to the existing building, that it would not detract from the form and architectural character of the original building. The design of the side extension reflects the architectural characteristics of the principal building yet is simple in character and style so as not to visually dominate the appearance of the building. The extension has been designed with a parapetted flat roof rather than a mono-pitched roof to avoid impacting the string course above, which is considered appropriate.
- 10.4. As raised in the public representations, it is acknowledged that the villas were originally designed as symmetrical pairs of semi-detached properties, however this symmetry has been since been eroded with the addition of side extensions to six of the eight villas in this group, which all vary in terms of age, design, scale, size, width and height. Therefore, it is not considered that the proposed extension would cause further harm to the significance of this building group, the symmetry of which has already been eroded to a degree.
- 10.5. The proposed increase in the size of the front lightwell would not be to such a degree that would cause harm to the setting of the listed building. The application has been amended to omit the proposed replacement of the central lower ground floor window in the front elevation with a pair of doors, as this loss of historic fabric and alteration to the original architectural design was considered an unjustified intervention that would cause harm to the significance of the listed building.
- 10.6. The proposed reinstatement of the iron railings to the front boundary, of the traditional Park Town pattern, would be a welcomed addition that would enhance the setting of the listed building, the registered park and garden and character and appearance of the conservation area. No alterations are proposed to the east and west side boundaries. It is necessary and reasonable to agree by condition the design and finish details of the new front boundary railings and gate and the new external stairwell and rear stair railings to ensure they are of a suitable high design quality that would enhance the setting of the listed building.
- 10.7. The proposal to replace the central lower ground floor with a pair of timber framed glazed doors would result in the loss of an already altered window opening (it is of differing proportions to the others and has lost its stone cill), and minimal amount of original fabric below. The creation of a door in this

location to enable access from the lower ground floor level in to the rear garden is considered reasonable and would justify the loss of the minimal amount of historic fabric from this elevation.

- 10.8. The removal of the existing lightwell and its replacement with a larger lower terrace with steps up to the existing garden area would not result in the loss of fabric of significance and is considered to be appropriate in its size and design that it would not detract from the architectural character or setting of the listed building.
- 10.9. The existing external rear upper ground floor terrace, steps and associated ironwork is in need of substantial work to overhaul and restore. The proposal to re-position the steps to align with the westernmost rear window, the equivalent of which has been previously permitted at the neighbouring property (no.40), can be achieved by retaining all of the existing ironwork and is not objected to. It is recommended a condition be applied requiring details of how the works are to be achieved with minimal intervention to existing fabric.

Internal alterations

- 10.10. The reinstatement of the internal staircase at lower ground floor level and the proposed removal of existing modern fabric and interventions, including a downstand steel beam and partitions, would return this floor level closer to its original floor plan and constitute a heritage benefit of the scheme. The proposed new openings through existing walls would be of an appropriate size that would ensure the existing original floor plan can be read and understood. The small amount of harm caused by the loss of original fabric would be outweighed against the heritage benefits resulting from the other alterations.
- 10.11. The new staircase, together with other new architectural features proposed at this level should be simple in style and execution to reflect the lower status character of this lower level, and it is recommended that design details are conditioned to ensure the new features do not detract from the significance of the listed building.
- 10.12. At upper ground floor level, the proposed removal of the modern partitions and doorways forming the cloakroom and internal porch, returning the entrance hallway back to its original form and appearance are welcomed and considered a heritage benefit of the scheme. The creation of the openings through the side elevation into the new side extension would cause a small level of harm resulting in the loss of a small side window and part of an existing chimney breast. The principle windows will be left in situ and exposed internally within the spaces. The new openings are considered to be of an appropriate modest size, within the most sympathetic locations possible, ensuring that the original planform and significant features of the building remain readable. The small level of harm caused is considered to be outweighed by the heritage benefits of restoring the entrance hallway.

- 10.13. The new opening between the front and rear principle rooms on the first floor would be of a proportionate size that would maintain the historic planform and not detract from the character of these spaces whilst enabling the desired movement between the two rooms. The principle of installing an additional bathroom on the first and second floors is considered acceptable, subject to the approval of drainage and ventilation installation details which can be dealt with via condition.
- 10.14. The works to the second floor involving the reconfiguration of some partitions and vaulting of one of the ceilings are not considered to cause harm to the significance of the listed building.
- 10.15. In accordance with paragraph 193 of the NPPF, when considering the impact of the proposed development on the significance of the designated heritage asset, great weight has been given to the assets conservation. Overall, a low level of less than substantial harm would be caused to the architectural significance of the listed building. In accordance with paragraphs 193, 194 and 196 of the NPPF, this harm is considered sufficiently mitigated and justified by the reversal of the previous unsympathetic interventions and the need to ensure its continued use and maintenance, securing the future of the designated heritage asset. The proposed scheme would be sympathetic to the architectural and historic significance of the building, whilst meeting the needs of current living standards.
- 10.16. Special attention has been paid to the statutory test of preserving the listed building or its setting under section 16 of the Planning (Listed Building and Conservation Areas) Act 1990, which it is accepted is a higher duty. It has been concluded that the development would preserve the listed building and its setting so the proposal accords with section 16 of the Act.

11. CONCLUSION

- 11.1. Great weight and importance has been given to the desirability of preserving this grade II listed building as a designated heritage asset. The less than substantial harm that would be caused to the significance of the listed building is considered sufficiently mitigated and justified by the reversal of the previous unsympathetic interventions and the need to ensure its continued use and maintenance, securing the future of the designated heritage asset. These public benefits would outweigh the less than substantial harm caused and subject to conditions, the scheme would comply with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, paragraphs 193, 194 and 196 of the NPPF, policies CP1, CP8 and HE3 of the Oxford Local Plan 2001-2016, policy CS18 of the Oxford Core Strategy, HP9 of the Sites and Housing Plan, and DH1 and DH3 of the emerging Oxford Local Plan 2036.
- 11.2. It is recommended that the Committee resolve to grant listed building consent for the development proposed subject to the conditions set out in the section below.

12. CONDITIONS

- 1 The works permitted shall be begun not later than the expiration of three years from the date of this consent.

Reason: In accordance with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in accordance with policies CP1 and HE3 of the Adopted Oxford Local Plan 2001-2016 and policy CS18 of the Oxford Core Strategy 2026.

- 2 Unless specifically excluded by subsequent conditions the works permitted shall be carried out strictly in accordance with the terms of, and subject to, the conditions attached to this consent and in compliance with the details specified in the application and the submitted/amended plans listed in this decision notice.

Reason: As Listed Building Consent has been granted only in respect of the application as approved, to ensure that the development takes the form envisaged by the Local Planning Authority when determining the application in accordance with policies CP1 and HE3 of the Adopted Oxford Local Plan 2001-2016 and policy CS18 of the Oxford Core Strategy 2026.

- 3 All existing original internal features, such as plaster work, floorboards, ironwork, fireplaces, doors, windows, staircase balustrading and other woodwork, shall remain undisturbed in their existing position, and shall be fully protected during the course of works on site unless expressly specified to the contrary in the approved drawings. Any as yet unknown features of historic interest discovered during the progress of the works shall be retained in situ and preserved to the satisfaction of the Local Planning Authority. The Local Planning Authority shall be notified of their discovery and details of their preservation shall be submitted to, and approved in writing by, the Local Planning Authority before any relevant works take place.

Reason: To ensure the preservation of valuable features of historic interest, which might otherwise be lost during the proposed works in accordance with policies CP1 and HE3 of the Adopted Oxford Local Plan 2001-2016 and policy CS18 of the Oxford Core Strategy 2026.

- 4 Samples of all exterior materials proposed to be used, including but not limited to, roof materials, stone for new boundary walls, plinths and surfacing, rear balcony and stair surfaces, shall be made available for inspection on site and approved in writing by the Local Planning Authority before the start of the relevant work and only the approved materials shall be used.

Reason: To ensure a sympathetic appearance for the new work and in the interest of the special character of the listed building, in accordance with policies CP1, CP8 and HE3 of the Adopted Oxford Local Plan 2001-2016 and policy CS18 of the Oxford Core Strategy 2026.

- 5 Details and samples of the render proposed to be used for the existing building and new extension shall be made available for inspection on site and approved in writing by the Local Planning Authority before the start of work on

the site and only the approved materials shall be used. The colour and appearance of the render shall match the existing natural stone window surrounds, which shall remain exposed.

Reason: To ensure a sympathetic appearance for the new work and in the interest of the special architectural interest of the listed building, in accordance with policies CP1 and HE3 of the Adopted Oxford Local Plan 2001-2016 and policy CS18 of the Oxford Core Strategy 2026.

- 6 The proposed new lightwell walls and steps to the front of the building shall be constructed to match the appearance of the existing low plinth walls to the front of the building with rendered walls, natural stone capping and natural stone steps.

Reason: To ensure a sympathetic appearance for the new work and in the interest of the special architectural interest of the listed building, in accordance with policies CP1 and HE3 of the Adopted Oxford Local Plan 2001-2016 and policy CS18 of the Oxford Core Strategy 2026.

- 7 The following details of the new front boundary railings, rear balcony stair railings and new stairwell railings, shall be submitted to, and approved in writing by the Local Planning Authority prior to the installation of the railings and the works shall be carried out in accordance with the approved details only:

- a) elevation drawings of the new railings at a scale of at least 1:20
- b) either by sample or by large scale drawings, profiles and sections of the different elements of the new railings and gate
- c) material, colour and finish of the new railings
- d) fixings of the new railings to the new plinths

Reason: To ensure a sympathetic appearance for the new work and in the interest of the special character of the listed building, in accordance with policies CP1 and HE3 of the Adopted Oxford Local Plan 2001-2016 and policy CS18 of the Oxford Core Strategy 2026.

- 8 Large scale drawn details at a scale of at least 1:20, a method statement and schedule of work including finish details, for the works to the existing rear iron terrace and external stairs shall be submitted to, and approved in writing by, the Local Planning Authority before the relevant works are carried out and the works shall be carried out in accordance with the approved details only. Insofar as practical, all of the existing original ironwork shall be retained and restored.

Reason: To ensure a sympathetic appearance for the new work and in the interest of the special character of the listed building, in accordance with policies CP1 and HE3 of the Adopted Oxford Local Plan 2001-2016 and policy CS18 of the Oxford Core Strategy 2026.

- 9 Large scale full joinery and finish details for the following, shall be submitted

to, and approved in writing by, the Local Planning Authority before the relevant parts are installed and the works shall be carried out in accordance with the approved details only:

- a) All new external windows
- b) All new external doors
- c) All new internal doors

Reason: To ensure a sympathetic appearance for the new work and in the interest of the special character of the listed building, in accordance with policies CP1 and HE3 of the Adopted Oxford Local Plan 2001-2016 and policy CS18 of the Oxford Core Strategy 2026.

- 10 Details in the form of drawings, method statements, schedules of works and structural engineers reports, of any necessary structural repair or replacement works, including the proposed removal of the steel beam between the lower and upper ground floor levels or other alterations which would involve the removal of or impact to existing historic fabric shall be submitted to and approved in writing by the Local Planning Authority before the start of the relevant works. The works shall only be carried out in accordance with the approved details.

Reason: To ensure the appropriate conservation of the listed building, in accordance with its special architectural and historic interest and with policies CP1 and HE3 of the Adopted Oxford Local Plan 2001-2016 and policy CS18 of the Oxford Core Strategy 2026.

- 11 Any displaced architraves and skirtings shall be retained on site and re-used in new locations. The proposed new openings shall match those existing on the same floor, reusing displaced materials wherever possible.

Reason: To ensure that the internal changes match those of the existing interior in accordance with policies CP1 and HE3 of the Adopted Oxford Local Plan 2001-2016 and policy CS18 of the Oxford Core Strategy 2026.

- 12 Large scale drawn joinery details of the new internal staircase and any new fire places and chimney pieces in the lower ground floor shall be submitted to, and approved in writing by, the Local Planning Authority before the relevant parts are installed and the works shall be carried out in accordance with the approved details only. The new fixtures and fittings shall be simple in style, design and execution to reflect the lower status of the lower ground floor area.

Reason: To ensure a sympathetic appearance for the new work and in the interest of the special character of the listed building, in accordance with policies CP1 and HE3 of the Adopted Oxford Local Plan 2001-2016 and policy CS18 of the Oxford Core Strategy 2026.

- 13 The following details shall be submitted to, and approved in writing by, the Local Planning Authority before the relevant parts are installed and the works shall be carried out in accordance with the approved details only:

- a) Plans showing the distribution and locations of new mechanical and electrical services,
- b) Method statement and schedule of works for the proposed installation of new mechanical and electrical services, and
- c) Elevations showing the proposed location of any associated external fixtures and details of their size, design and finished appearance.

Reason: To ensure a sympathetic appearance for the new work and in the interest of the special character of the listed building, in accordance with policies CP1 and HE3 of the Adopted Oxford Local Plan 2001-2016 and policy CS18 of the Oxford Core Strategy 2026.

INFORMATIVES :-

- 1 In accordance with guidance set out in the National Planning Policy Framework, the Council tries to work positively and proactively with applicants towards achieving sustainable development that accords with the Development Plan and national planning policy objectives. This includes the offer of pre-application advice and, where reasonable and appropriate, the opportunity to submit amended proposals as well as time for constructive discussions during the course of the determination of an application. However, development that is not sustainable and that fails to accord with the requirements of the Development Plan and/or relevant national policy guidance will normally be refused. The Council expects applicants and their agents to adopt a similarly proactive approach in pursuit of sustainable development.
- 2 Any damage caused to the building as a result of the works hereby approved shall be made good to match the existing original work in respect of materials used, detailed execution and finished appearance.
- 3 This consent does not include works to the roof or roof space. If works are planned to the roof, the agent / applicant is advised to assume that bats are present, which are protected by UK and European legislation, and to plan ahead, including carrying out surveys for bats and assessing any impacts at an early stage. Occasionally protected species, such as bats, can be found during the course of development even when the site appears unlikely to support them. In the event that this occurs, it is advised that the developer stops work immediately and seeks the advice of the local authority ecologist and/or the relevant statutory nature conservation organisation (e.g. Natural England). Developers should note that it is a criminal offence to deliberately kill, injure or capture bats, or to deliberately disturb them or to damage or destroy their breeding sites and resting places (roosts). Further works may require a licence to proceed and failure to stop may result in prosecution.

13. APPENDICES

- **Appendix 1 – Site location plan**

14. HUMAN RIGHTS ACT 1998

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

15. SECTION 17 OF THE CRIME AND DISORDER ACT 1998

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

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