

WEST AREA PLANNING COMMITTEE

Application number:	19/02602/LBC		
Decision due by	12th February 2020		
Extension of time	18 th December 2020		
Proposal	Internal and external works to Frewin Hall including investigations to inform refurbishment works, reconfiguration of floorplan, new entrance lobby extension. Demolition of boundary walls, music room, lean-to and shed. Dismantling and reconstruction of entrance archway on New Inn Hall Street and east boundary stone wall. (Amended description).		
Site address	Frewin Quad, New Inn Hall Street, Oxford, Oxfordshire – see Appendix 1 for site plan		
Ward	Carfax Ward		
Case officer	Amy Ridding		
Agent:	Chris Pattison	Applicant:	The Kings Hall and College of Brasenose
Reason at Committee	The application is associated with 19/02601/FUL which is a major development.		

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 prior completion of an agreement made pursuant to section 106 of the Town and Country Planning Act 1990 and other enabling powers to secure the planning obligations which are referred to this 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;
- finalise the recommended legal agreement under section 106 of the Town and Country Planning Act 1990 and other enabling powers as set out in this report, including refining, adding to, amending and/or deleting the

obligations detailed in the heads of terms set out in this report (including to dovetail with and where appropriate, reinforce the final conditions and informatives to be attached to the listed building consent) as the Head of Planning Services considers reasonably necessary; and

- complete the section 106 legal agreement referred to above and issue the listed building consent.

2. EXECUTIVE SUMMARY

- 2.1. This report considers refurbishment and alteration works to Frewin Hall, a grade II* listed building sited within the Central Conservation Area and surrounded by a number of other grade II* and grade II listed buildings. Frewin Hall is of very high heritage significance, comprising a 12th century vaulted basement with a 17th century house above, with 18th and 19th century remodelling works and upper floor extensions. A three-storey late-20th century extension adjoins the building to the south. The building is surrounded by curtilage listed boundary walls and gateways. Originally a domestic building, Frewin Hall and the surrounding Frewin Annex site are today occupied by Brasenose College and used primarily for student accommodation and associated facilities.
- 2.2. The proposed scheme involves both internal and external alterations to Frewin Hall including the reversal of unsympathetic late-20th century additions, improvements to its floorplan, the reinstatement of a former entrance door, and the return of the principal ground floor rooms from student rooms to communal uses more appropriate with their status. The works to Frewin Hall are largely positive and would enhance the architectural and historic significance of the building resulting in heritage benefits. A programme of historic building recording, investigation works and further design details would be required by condition to ensure the significance of the building is appropriately documented and understood to ensure the detailed design of the works are fully informed. The design development of a number of associated works which would be informed by the programme of investigation works, would require agreement under subsequent listed building consent applications.
- 2.3. The resulting shortfall of student bedrooms would be addressed by a new student accommodation building proposed in the garden area to the south of Frewin Hall, currently being considered under the linked planning application 19/02601/FUL. To facilitate the construction of the new student accommodation building, it is proposed to dismantle and reconstruct the boundary stone wall on the eastern perimeter of the site and the entrance gateway fronting onto New Inn Hall Street. The existing stone wall to the rear of No.32-34 New Inn Hall Street would be reconstructed on a slightly different alignment.
- 2.4. The proposed works to the boundary walls and gateway are justified by the need to facilitate the construction of the new student accommodation, and the limited harm to heritage significance that would be caused by the works would

be outweighed by the public benefits of the provision of on-site student accommodation and the improvement works to Frewin Hall.

3. LEGAL AGREEMENT

3.1. This application would be the subject of a legal agreement. The legal agreement is needed in order to ensure that the programme of improvement works to the Grade II* listed Frewin Hall are carried out within an acceptable timeframe and to ensure that the principal public benefits of the scheme are fully realised. Under the associated planning application (19/02601/FUL) the proposed works to Frewin Hall have been assessed as constituting public benefits that would outweigh the harm caused by the new student accommodation building to the designated heritage assets. The improvement works to Frewin Hall would consist of the following measures:

- Restoration of the principal ground floor reception rooms within Frewin Hall back to a communal purpose;
- Sympathetic restoration of the building's exterior including the re-opening of its southern entrance;
- The reversal of other unsympathetic internal and external changes undertaken during the 20th Century
- The sensitive refurbishment of the Norman Undercroft, improving its use and appreciation within Frewin Hall;
- The delivery of new landscaping to improve the setting and accessibility of Frewin Hall.

3.2. The applicant's draft heads of terms outlines a timeframe for the commencement of works to Frewin Hall and the completion of the agreed works. Commencement of the works to Frewin Hall shall begin no later than four years after implementation of the planning permission for 19/02601/FUL. Completion of the agreed works to Frewin Hall shall be no later than two years after the commencement of the works to the listed building.

4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

4.1. The proposal submitted under this listed building consent application is not liable for CIL.

5. SITE AND SURROUNDINGS

5.1. The site is located within the core of Oxford city centre and the Central Conservation Area, situated behind the building ranges which front Shoe Lane to the south, New Inn Hall Street to the west, St Michael's Street to the north, and Cornmarket Street to the east. The grade II* listed buildings of The Oxford Union lie to the north east of the site and the Clarendon Shopping Centre lies to the south east. The site, known as Frewin Quad, is owned by Brasenose

College and is currently in use as student accommodation with associated facilities. The wider site, known as the Frewin Annex, includes the buildings which front New Inn Hall Street and St Michael's Street, several of which are grade II listed (32-34 New Inn Hall Street (also known as John Wesley Cottages) and 11, 17-19 St Michael's Street) and contain student accommodation.

- 5.2. Frewin Hall is a grade II* listed building and lies at the centre of the site. Historically used as a private residence, the building currently houses a number of student bedrooms. Frewin Hall is a large three storey building consisting of a 12th century vaulted basement, a 17th century house (ground floor western range), a 17th century southern range which was remodelled in the early-18th century, and late-19th century upper floor extensions and remodelling works by T.G. Jackson. A three storey late-20th century extension adjoins the southern range. Surrounding the site are a number of stone boundary walls which include the curtilage listed entrance archway on New Inn Hall Street (likely to date to c.1600), and the independently grade II listed stone wall along Shoe Lane.
- 5.3. Frewin Hall has high architectural, artistic and historic significance derived from the several phases of its development; principally the remaining part of the 12th century townhouse that once existed on the site which evidences the influence of Norman urban development, followed by the subsequent medieval collegiate development, which is now largely lost above ground and of archaeological importance, and the post-medieval domestic use. Many internal architectural features of exceptional craftsmanship and artistic value, namely from 17th century remain in the building.
- 5.4. To the south of Frewin Hall, directly in front of the front elevations, is a circular tarmaced forecourt, with a treed garden area beyond which extends to the rear elevation of the Shoe Lane building. This garden area, which retains its character as a former orchard, contains a number of mature trees, is bordered by a stone boundary wall to the east, the brick and stone curtilage walls of No's 20-34 New Inn Hall Street to the west, and contains several ancillary buildings including a small music room / summer house (c.1990s) and small timber shed. To the east of Frewin Hall is an enclosed entrance court, which is accessed through the arched entrance way via Frewin Court, the alley way from Cornmarket Street formerly known as Bodin's Lane. To the north of Frewin Hall and south of the Oxford Union Debating Chamber is a landscaped rose garden, and to the north west is a large grassed area open to the rears of the New Inn Hall Street buildings.
- 5.5. The main point of pedestrian access to the site is from a secure gated access on St Michaels Street to the north, adjacent to the Oxford Union debating chamber. The only point of vehicular access to the site is from New Inn Hall Street, through a gated access via the grade II listed stone entrance archway. Parking on the site is limited to three spaces within a rear surfaced courtyard located behind the 20th century extension to Frewin Hall and is available only for staff and service vehicles. There is a further pedestrian access to Frewin Hall from Cornmarket Street to the east, via Frewin Court, though this access is not typically in use for safety and security reasons.

z ← 5.6. See block plan below:



6. PROPOSAL

- 6.1. The application proposes refurbishment works and alterations to Frewin Hall including the reversal of a number of unsympathetic late 20th century additions and alterations, the reconfiguration of the floorplan involving the removal and repositioning of stud partitions, the recreation of the former ground floor chimney breast, and the re-opening of blocked doorways. The proposed external works include an extension to the lobby entrance on the north elevation, the re-opening of the former entrance door on the west elevation of the south range, and the remodelling of the vehicular entrance on the west elevation of the southern extension.
- 6.2. These works are in association with the proposal to return the principal ground rooms from student bedrooms to more communal uses (seating areas and study spaces). The resulting shortfall of student bedrooms is addressed by the proposed new student accommodation building currently being considered under the associated planning application 19/02601/FUL.
- 6.3. In association with the proposed new student accommodation block, it is proposed to dismantle and reconstruct the boundary stone wall on the eastern perimeter of the site and the entrance archway fronting onto New Inn Hall Street. The existing stone wall to the rear of No.32-34 New Inn Hall Street would be reconstructed on a slightly different alignment, the brick wall forming

the rear boundary of No's 22-30 New Inn Hall Street would be demolished, and the music room building, timber shed and small lean-to would also be demolished.

7. RELEVANT PLANNING HISTORY

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

19/02601/FUL - Demolition of existing music practice rooms, stone wall and garden store; refurbishment of Grade II* Listed Building and associated works and landscaping; and the erection of building with basement, landscape and associated works, to provide additional 26 additional bed spaces and social/study spaces for a C2 residential institution. (Amended Plans). Pending Consideration.

96/01165/L - Listed Building consent for blocking up existing openings on south elevation, ground floor. 1 new door at ground floor, east elevation (amendment to 92/01070/L). Approved 25th October 1996.

96/00639/NFH - Erection of 3/4 storey building to provide 22 study bedrooms, 7 parking spaces and cycle stands (amendment to 92/1071/NFH). Approved 3rd September 1996

96/00560/NFH - External alterations comprising entrance porch and new window in existing opening located in single storey east wing. Approved 7th June 1996.

96/00527/NFH - Construction of a dwarf wall, railings and gates with single storey gate house (Option Two - with extended site area) for Frewin Hall, accessed from St. Michael's Street). Approved 4th July 1996.

96/00525/NFH - Construction of a dwarf wall, railings and gates with single storey gate house (Option One) for Frewin Hall, accessed from St. Michael's Street. Approved 4th July 1996.

92/01074/NFH - Erection of three storey infill building containing 6 study bedrooms with shared facilities on each floor. Pedestrian access from Frewin Hall garden and realignment of existing garden boundary wall to Oxford Union - Site E (Amended Plans). Refused 7th December 1993.

92/01072/NFH - Building on 4 levels incl. basement & roof space (adjoining Oxford Union Debating Hall) to provide 18 beds with shared facilities. Landscaping incl. removal of steps & replacement with ramp, paving, planting & HH 44 cycle stands. (Site D). Refused 14th April 1993.

92/01071/NFH - Extension to Frewin Hall to provide 3 part 4 storey building comprising 22 study bedrooms with shared facilities and 7 car parking spaces under building, using existing access from New Inn Hall Street via archway - site B (Amended Plans). Approved 7th June 1994.

92/01070/L - Listed Building consent for alterations and extensions to Frewin Hall

to provide part three and part four storey building comprising 22 study bedrooms - site B (Amended Plans). Approved 7th June 1994.

90/00142/NFH - Single storey building to form 2 No. music rooms. Approved 5th April 1990.

83/00804/L - Listed Building consent for part demolition of Listed boundary wall and its extension at right angles to provide a new boundary wall to Frewin Hall garden. Refused 2nd December 1983.

8. RELEVANT PLANNING POLICY

8.1. The following policies are relevant to the application:

Topic	National Planning Policy Framework	Local Plan
Design	7	DH1 High quality design & placemaking
Conservation/ Heritage	12	DH3 Designated heritage assets

9. CONSULTATION RESPONSES

9.1. Site notices were displayed around the application site on 23rd December 2019 and an advertisement was published in The Oxford Times newspaper on 9th January 2020.

Statutory and non-statutory consultees

Historic England

- 9.2. 'The grade II* listed Frewin Hall is a highly significant building principally because it is one of the few remaining fragments of a 12th century townhouse to survive in this country. The site as a whole is fascinating archaeologically, as it tells the story of the lost St Mary's College, while 17th century interiors on the ground floor are of great interest. Finally T. G. Jackson's work in transforming the exterior into a handsome house is also important.
- 9.3. The proposals for the house itself are wholly positive. They allow the 17th century spaces to be experienced by more people, reinstate a lost central chimney stack and avoid damage to historic fabric of significance.
- 9.4. The proposed new quad would change the character of this space dramatically but in our view this could be a positive development. While the Frewin Hall was a private house with a large garden in the 19th century its current context is now a College campus. Unsympathetic and high modern development has compromised the appearance of the garden and in our view

it now makes a very limited contribution to the significance of the grade II* listed building as all it does is perpetuate a memory of a relatively short phase in the history of the building which is of limited interest rather than contributing to an appreciation of its architectural qualities. We therefore assess the harm entailed by the development of this site as very low. A new development which can relate positively to the Frewin Hall would be in our view justified as preferable to the status quo and we consider the current proposals to be of the high quality necessary to occupy this space. We therefore consider that the requirements of paragraphs 192 and 194 of the NPPF would be met if the council resolved to grant listed building consent and planning permission.'

National Amenity Societies

- 9.5. No representations received.

Natural England

- 9.6. No objection.

Public representations

Oxfordshire Architectural and Historic Society

- 9.7. A detailed response has been received from OAHS, the key points within the response are summarised below:
- 9.8. We support the aim of the college to reinstate Frewin Hall as befits its grade II* listing. This is a very important building in terms of its long history and some remarkable survivals from the 12th and 16th centuries. However, we are concerned about the paucity of in-depth information on, and analysis of, the building.
- 9.9. We are disappointed in the quality of the supporting information. There is no statement of need to justify some of the proposed interventions into the historic fabric, nor is that fabric fully understood in parts of the application.
- 9.10. We are disappointed that the written scheme of investigation is silent on the effects of the proposals on the sub-vault. Indeed, the D&A is quite short on detail for these proposals.
- 9.11. In relation to the new-build proposals, we note that the rubble stone eastern boundary wall of the southern garden is to be dismantled. This is a historic boundary line, present in all historic maps submitted in the application. We do not think that this wall should be dismantled unless absolutely unavoidable. Important evidence can be lost in such a process. Recording is not a justification for harm to or loss of significance (NPPF 199) but, at the very least, there should be an archaeological condition placed on this part of the works, and reinstatement should place stones back in their previous situation, so as not to lose historical evidence. More elements may come to light as the college strips back, and there may be tricky questions surrounding the impact of those 20th-century interventions on the historic fabric, for instance the structural support changes that must have been made when the stack was

removed. So, it would be advisable for the college to be braced for that possibility, both in terms of awareness and contingency funds.

10. PLANNING MATERIAL CONSIDERATIONS

10.1. Officers consider the determining issues to be:

- Impact on the special architectural and historic interest and the setting of the grade II* listed building.

Impact on the listed building

10.2. Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses when considering whether to grant listed building consent.

10.3. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to have special regard to the desirability of preserving the character or appearance of any conservation area. In the Court of Appeal, *Barnwell Manor Wind Energy Ltd v East Northants District Council, English Heritage and National Trust*, 18th February 2014, Sullivan LJ made clear that to discharge this responsibility means that decision makers must give considerable importance and weight to the desirability of preserving the setting of listed buildings when carrying out the balancing exercise (of weighing harm against other planning considerations).

10.4. In relation to the historic environment the NPPF requires proposals to be based upon an informed analysis of the significance of all affected heritage assets. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (para 184).

10.5. In considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (para 193). Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (para 194).

10.6. Where development would lead to less than substantial harm to the significance of a designated heritage asset that harm should be weighed against any public benefits the proposed development may offer, including securing its optimum viable use (para 196).

10.7. Policy DH3 requires development to respect and draw inspiration from Oxford's unique historic environment (above and below ground), responding

positively to the significance character and distinctiveness of the heritage asset and locality. Policy DH3 echoes the requirements of paragraphs 193 and 194 of the NPPF, requiring great weight to be given to the conservation of designated heritage assets and to their settings where it contributes to significance, and for less the substantial harm to be weighed against public benefits with clear and extensive justification for the harm demonstrated.

- 10.8. The NPPF requires that local authorities seek high quality design. It suggests that opportunities should be taken through the design of new developments to improve the character and quality of an area and the way it functions. Policy DH1 of the Oxford Local Plan specifies that permission will only be granted for development of high quality design that creates or enhances local distinctiveness.

Internal works

- 10.9. The proposal to change the use of the principal ground floor rooms in the western range from student bedrooms to more communal uses (study rooms and seating areas) involving the reinstatement of the former chimney stack, fire place and doorway, and the removal of the existing modern partitions (including cupboard and sink units) would return this part of the building to a layout which more closely reflects the original 17th century floorplan, enhancing the significance of the rooms, and enabling the exceptional architectural features of these spaces to be experienced by a wider number of people.
- 10.10. Elsewhere within the southern and eastern ranges the extent of the works would amount to the removal of existing late 20th century partitions, fittings and fixtures (stairwell fire screens, bathroom units) and the reconfiguration of the room layouts to better relate to the original floorplans and bay arrangements, and enable the provision of en suites to the student rooms on the first floor. Whilst the proposed changes would not reinstate the original (17th and 19th century) floorplans entirely, they would result in the removal of a large amount of the most unsympathetic late-20th century alterations, better relate to the original layouts, resulting in an overall enhancement to the building's significance and not cause harm to its special architectural and historic interest.
- 10.11. The Norman sub-vault, although altered in the 20th century, remains highly significant and can be counted among the earliest standing domestic buildings in the country. Currently an underused space, the scheme proposes the sub-vault to be used as a more functional library study space for the college. Other than a programme of investigation works, no physical alterations to the space are proposed within the sub-vault as part of this submission.
- 10.12. The investigation works will be undertaken throughout the building to ensure the structure and fabric are fully understood. Due to the complexity of the building as a result of its various phases of development and significance, these investigation works are essential to inform the detailed design of the new works proposed as part of this application, as well as a series of associated works (such as the installation of new and upgraded mechanical

and electrical services including new heating systems, alterations to doors and windows, changes to floor, wall and ceiling finishes, and structural alterations) for which separate listed building consent will be required. This phased approach will ensure the proposed alterations are fully informed by a thorough understanding of the building's fabric and significance.

External works

- 10.13. The proposed restoration and reinstatement of the entrance doorway in the west elevation of the southern range would enhance the architectural significance of the listed building and be a heritage benefit.
- 10.14. The reconfiguration of the ground floor façade openings in the west elevation of the 1996 Frewin extension are considered positive and beneficial by removing the visual emphasis away from the vehicular entrance which would detract less from the west elevation of the southern range.
- 10.15. The new glazed lobby extension to the north elevation would cause a low level of less than substantial harm by reason of its flat roof form which extends beyond the 19th century lean-to extension. The harm is considered to be justified and mitigated by the improvements that would be made to this entrance and the accessibility of the building. The use of structural glass, and natural stone for the new side wall and floor, which together with the existing external walls remaining exposed within the space, is considered an appropriately sympathetic treatment which would result in a visually lightweight lobby.
- 10.16. Overall the proposed internal and external works to Frewin Hall would better reveal and enhance the heritage significance of the building, whilst ensuring it can function as student accommodation and meet the modern day needs of the college. Subject to conditions requiring a programme of investigation works, further design details of the internal alterations, new entrance door and lobby extension, to ensure the works are of an appropriate high quality and sympathetic to the character and appearance of the building, the works would not cause harm to its architectural or historic significance.

Works to curtilage listed structures

- 10.17. The arched gateway and walls fronting New Inn Hall Street and forming the western boundary of the site are remains of the former St Mary's College (15th-16th century), with the top of the gateway likely contemporary with the erection of Frewin Hall c.1600. As is evidenced by the photographs and specifications included in the Heritage Statement of Significance, substantial work including the reconstruction of a significant extent of the gateway was carried out in the 1970s. Subject to conditions requiring the structure to be fully recorded prior to dismantling and further details of the reconstruction works provided in the form of a construction method statement and on-site samples, the works would cause limited harm to the significance of this structure.
- 10.18. Evidence suggests that the eastern boundary wall was reconstructed during the 20th century, likely as part of the 1970s development which occupies the

southern end of the plot fronting Shoe Lane. The proposal to dismantle and reconstruct this section of wall would therefore cause limited harm to its significance subject to its recording prior to dismantling and appropriate reconstruction, which will be secured by condition.

- 10.19. The proposal to rebuild the northern section of stone wall which forms the rear east boundary of the John Wesley Cottages, further to the east would reinstate the stone wall on a former boundary line and therefore not cause harm to the significance of this wall or lessen its contribution to the setting of the listed building.
- 10.20. The need for the dismantling and reconstruction of these walls to facilitate the construction of the new student accommodation is considered clear and convincing justification for the works. The harm caused to the heritage significance of these structures and their contribution to the significance of Frewin Hall would be limited and outweighed by the public benefits associated with the new student accommodation building and the improvement works to Frewin Hall; see report for 19/02601/FUL.
- 10.21. The brick walls forming the rear eastern boundaries of the John Wesley Cottages (22-30 New Inn Hall Street) date to the late-19th century. The loss of these walls would cause a low level of less than substantial harm to the significance and setting of these listed buildings. This need for the removal of these walls is considered justified by the need for the student accommodation, mitigated by the retention of the boundary line albeit with new construction, and outweighed by the benefits associated with the new development; see report for 19/02601/FUL.
- 10.22. The existing music room building, timber shed and small lean-to which adjoin the eastern face of the John Wesley Cottages rear boundary walls date to the late-20th century, and although the music room is a building of some quality, the structures comprise no heritage significance and therefore their demolition would not result in harm to the settings and significance of the associated listed buildings.

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 proposed works to Frewin Hall would enhance its heritage significance and not cause harm to its special architectural and historic interest. The low level of less than substantial harm that would be caused to the significance of the curtilage listed structures is justified and outweighed by the public benefits associated with the new student accommodation building and the improvement works to Frewin Hall. These public benefits would outweigh the less than substantial harm caused and subject to conditions, the scheme would comply with sections 16(2) and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, paragraphs 193, 194 and 196 of the NPPF and policy DH3 of the 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 satisfactory completion (under authority delegated to the Head of Planning Services) of a legal agreement under section 106 of the Town and Country Planning Act 1990 and other enabling powers and subject to the conditions in section 12 of this report.

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 policy DH3 of the Adopted Oxford Local Plan 2036.

- 2 Before the relevant works are undertaken on the eastern perimeter garden stone wall, western perimeter garden wall, and western New Inn Hall Street gateway, the applicant or their agents or successors in title shall secure the implementation of a programme of archaeological work including Historic Building Recording in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. All works shall be carried out and completed in accordance with the approved written scheme of investigation, unless otherwise agreed in writing by the Local Planning Authority.

Scope of recording: The archaeological investigation should consist of an intermittent watching brief and Level 2 photographic recording of the eastern and western perimeter walls and western gateway during dismantling works (in accordance with the Historic England guidance 2016 Understanding Historic Buildings). The recording work should be undertaken by a professionally qualified archaeologist working to a brief issued by the Local Planning Authority.

Reason: Because the development may have a damaging effect on known or suspected elements of the historic environment of the people of Oxford and their visitors, including medieval and post-medieval remains, in accordance with policy DH3 of the Adopted Oxford Local Plan 2036.

- 3 Before the relevant works are undertaken on Frewin Hall, the applicant or their agents or successors in title shall secure the implementation of a programme of archaeological work including Historic Building Recording in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. All works shall be carried out and completed in accordance with the approved written scheme of investigation, unless otherwise agreed in writing by the Local Planning Authority.

Scope of recording: The archaeological investigation should consist of a detailed watching brief and a Level 4 historic building recording survey of Frewin Hall (in accordance with the Historic England guidance 2016 Understanding Historic Buildings). The recording work should be undertaken

by a professionally qualified archaeologist working to a brief issued by the Local Planning Authority.

Reason: Because the development may have a damaging effect on known or suspected elements of the historic environment of the people of Oxford and their visitors, including medieval and post-medieval remains, in accordance with policy DH3 of the Adopted Oxford Local Plan 2036.

- 4 Prior to the commencement of works to Frewin Hall, a detailed methodology and schedule of the proposed investigation works into the existing building fabric shall be submitted to and approved in writing by the Local Planning Authority. The investigation works shall be carried out prior to construction works commencing and in accordance with the approved details only.

Reason: To inform the detailed design of the proposed scheme, in the interest of the special architectural and historic interest of the building in accordance with policy DH3 of the Adopted Oxford Local Plan 2036.

- 5 All existing internal features, such as wall paintings, 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 in writing 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 policy DH3 of the Adopted Oxford Local Plan 2036.

- 6 Notwithstanding the hereby approved plans, the new basement to ground floor stair in the southern range as shown on drawing no. 162/FH/GA/001 rev.A, and the widening of the external basement stair on the west elevation of the western range as shown on drawing no. 162/FH/ELE/001 shall not be implemented.

Reason: In the absence of sufficient detailed information it is not demonstrated that the special architectural and historic interest of the building would not be harmed by these elements in accordance with policy DH3 of the Adopted Oxford Local Plan 2036.

- 7 The hereby approved new partitions shall be of a reversible construction, with minimal fixings into the existing fabric and scribed to fit around the existing skirtings, cornices and timber framing which shall be retained in situ unless expressly specified to the contrary in the approved drawings.

Reason: To protect the special interest of the building in accordance with

policy DH3 of the Adopted Oxford Local Plan 2036.

- 8 The following details of the alterations to the ground floor drawing room (RM-G4), shall be submitted to, and approved in writing by, the Local Planning Authority before the relevant parts are carried out and the works shall be carried out in accordance with the approved details only:
- a) Large scale drawn details of the proposed alterations to and opening up of the fireplace,
 - b) Large scale drawn details showing the existing timber frame discovered as a result of the investigation and recording works in relation to the reinstatement of the doorway, and
 - c) Large scale drawn details showing the proposed works to reinstate the doorway in the west wall.

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 The following details of the new lobby extension on the north elevation, shall be made available for inspection on site where relevant and 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) Material samples, including the structural glass, stone, framing, roof and flooring,
 - b) Sample panel of the stonework demonstrating the face bond, pointing, and colour, texture and type of mortar,
 - c) Large scale drawn details showing the new entrance doors,
 - d) Large scale drawn details showing the eaves, fascia, and means of rain and surface water drainage, and
 - e) Large scale drawn details showing the junctions of the new roof with the surrounding walls and the existing lobby roof.

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 policy DH3 of the Adopted Oxford Local Plan 2036.

- 10 The following details of the reinstated entrance door on the west elevation, shall be made available for inspection on site where relevant and 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) Material samples of the new stone,
 - b) Large scale drawn details showing the proposed restoration works of the stone surround, and
 - c) Large scale drawn joinery and finish details of the proposed new door.

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 policy DH3 of the Adopted Oxford Local Plan 2036.

- 11 The following details of the reconfigured vehicular entrance on the west elevation, shall be made available for inspection on site where relevant and 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) Material samples of stone and timber,
- b) Large scale drawn details showing the proposed reconfiguration to the design of the vehicular entrance and rusticated stone surround, and
- c) Large scale drawn joinery and finish details of the proposed new vehicular entrance 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 policy DH3 of the Adopted Oxford Local Plan 2036.

- 12 The following details regarding the dismantling and reconstruction of the western boundary archway shall be submitted to and made available for inspection on site where relevant and approved in writing by the Local Planning Authority before the relevant works are commenced and the works shall be carried out in accordance with the approved details only:

- a) Recording of the archway in accordance with the requirements of condition 2 (historic building recording),
- b) Construction method statement and schedule of works for the dismantling of the archway, storage of the stone, and reconstruction of the archway on a like-for-like basis,
- c) Samples of new stone required to make up any shortfall following the dismantling works, and
- d) Sample panel of the new stonework demonstrating the face bond, pointing, and colour, texture and type of mortar.

The stone from the dismantled archway shall be carefully cleaned off and set aside under cover for re-use in the reconstruction of the archway.

Reason: To ensure the preservation of valuable features of historic interest which might otherwise be lost during the proposed works and to ensure a sympathetic appearance for the new work in the interest of the special character of the listed building, in accordance with policy DH3 of the Adopted Oxford Local Plan 2036.

- 13 The following details regarding the dismantling and reconstruction of the eastern boundary wall shall be submitted to and made available for inspection on site where relevant and approved in writing by the Local Planning Authority before the relevant works are commenced and the works shall be carried out

in accordance with the approved details only:

- a) Recording of the wall in accordance with the requirements of condition 2 (historic building recording),
- b) Construction method statement and schedule of works for the dismantling of the wall, storage of the stone, and reconstruction of the wall on a like-for-like basis,
- c) Drawings showing elevations and sections of the reconstructed wall in the context of the proposed new building,
- d) Samples of new stone required to make up any shortfall following the dismantling works, and
- e) Sample panel of the new stonework demonstrating the face bond, pointing, and colour, texture and type of mortar.

The stone from the dismantled wall shall be carefully cleaned off and set aside under cover for re-use in the reconstruction of the wall.

Reason: To ensure the preservation of valuable features of historic interest which might otherwise be lost during the proposed works and to ensure a sympathetic appearance for the new work in the interest of the special character of the listed building, in accordance with policy DH3 of the Adopted Oxford Local Plan 2036.

INFORMATIVES :-

- 1 The consented works extend to those detailed on the approved plans list and do not include all of those detailed in the documents titled 'Schedule of proposed work by room' by Lee Fitzgerald Architects and 'Data Sheets' by Asset Heritage. Listed building consent will be required for the other works specified in these documents but not shown on the plans, the design development of which will need to be informed by the findings of the approved investigation works (details of which are required by condition). These works include the installation of new mechanical and electrical services including new heating systems, alterations to doors and windows, changes to floor, wall and ceiling finishes, and structural alterations.
- 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 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.

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.