

West Area Planning Committee

14 March 2012

Application Number: 12/00248/CT3

Decision Due by: 29 March 2012

Proposal: Erection of external canopy to existing lightwell area; new cladding to walls; new door to replace existing gate and erection of new turnstile

Site Address: St Aldate's Chambers 109 - 113 St Aldate's Oxford
Oxfordshire – Appendix 1

Ward: Carfax Ward

Agent: Nicole Nevin

Applicant: Oxford City Council

This application is required to be determined by Committee as the applicant is Oxford City Council.

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The proposed extensions/alterations to the building are insignificant in scale and of very limited visibility from the public realm such that they would preserve the character and appearance of the existing building and surrounding Central Conservation Area whilst providing an improved commercial office building within the City. The proposals therefore accord with policies CP1, CP8, CP9, CP10 and HE7 as well as policies CS1, CS18 and CS28 of the Oxford Core Strategy 2026.
- 2 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

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

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans

Main Local Plan Policies:

Oxford Local Plan 2001-2016

- CP1 - Development Proposals
- CP6 - Efficient Use of Land & Density
- CP8 - Design Development to Relate to its Context
- CP9 - Creating Successful New Places
- CP10 - Siting Development to Meet Functional Needs
- HE7 - Conservation Areas

Core Strategy

- CS1_ - Hierarchy of centres
- CS18_ - Urb design, town character, historic env
- CS28_ - Employment sites

Other Material Considerations:

This application is in or affecting the Central Conservation Area.

- PPS1 – Delivering Sustainable Development
- PPS4 – Planning for Sustainable Economic Growth
- PPS5 – Planning for the Historic Environment

Relevant Site History:

10/02599/CT3 - External alterations to building to include new windows, doors and boiler flue. External ductwork and covered cycle store to courtyard. Provision of heat recovery plant air conditioning units and safety railings to roof.(amended plans) – Permitted 21.12.2010

Representations Received:

None received as of the date of writing the report. Committee will be updated verbally if any late comments are received.

Statutory and Internal Consultees:

No comments received as of the date of writing the report. Committee will be updated verbally if any late comments are received.

Officers' Assessment:

Site Description

1. The application site relates to 109-113 St Aldate's (Appendix 1) which is used

by Oxford City Council as one of the main city centre offices. The ground floor features a customer drop-in centre as well as staff offices to the rear and the upper floors are used solely as offices for staff. The St Aldate's Chambers offices are currently undergoing significant refurbishment works and the proposals contained within this application constitute part of the wider refurbishment/upgrade works planned for the building.

Description of Proposal

2. The application seeks planning permission for a small side extension in the form of a canopy type structure in the existing gap separating the St Aldate's Chambers building from the neighbouring 114-116 St Aldate's building. The proposed extension is to provide an improved and covered entry point for staff into the building.

Issues

3. The principle determining issues in this application are considered to be the following:

- Design
- Sustainability

Design

4. The proposed side extension is in the form of a predominantly mono-pitched glazed external canopy in an existing gap between the St Aldate's Chambers building and the neighbouring 114-116 St Aldate's building. The two buildings directly adjoin each other at the front of the site where adjacent to the street however there is a gap between the frontage and the main office building to the rear of just over 9m in length which is currently an outdoor walkway of somewhat tired appearance.

5. The proposed 'canopy' structure would be barely visible from the street, if it all, as it would be separated from it by the existing building frontage in which the staff entrance doors are located. At a maximum height of approximately 4.5m it would also mean that it would not be visible above the walls of the existing multiple storey buildings of St Aldate's Chambers and 114-116 St Aldate's that are on either side. Consequently the proposals are considered to have no impact, either positive or adverse, on the St Aldate's streetscene as well as the wider Central Conservation Area and as such would sufficiently preserve their character and appearance in accordance with policies CP1, CP8 and HE7 of the Local Plan.

Sustainability

6. The proposals seek to provide an improved commercial/office space on an existing employment site within a highly sustainable location. It would also help reinforce the city centre as the primary location for new higher density development such that it reduces the need to use more unsustainable modes of transport.

Conclusion:

7. The proposed extensions and alterations to the existing office building are considered to be minor and set back from the street frontage such that they

would have little impact on the St Aldate's streetscene. The extensions would help to provide an improved office premises within a sustainable location such that the building would be better suited to modern business needs. The proposals are therefore considered to comply with all relevant policies of the development plan and Committee is consequently recommended to approve the application.

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: 12/00248/CT3 & 10/02599/CT3

Contact Officer: Matthew Parry

Extension: 2160

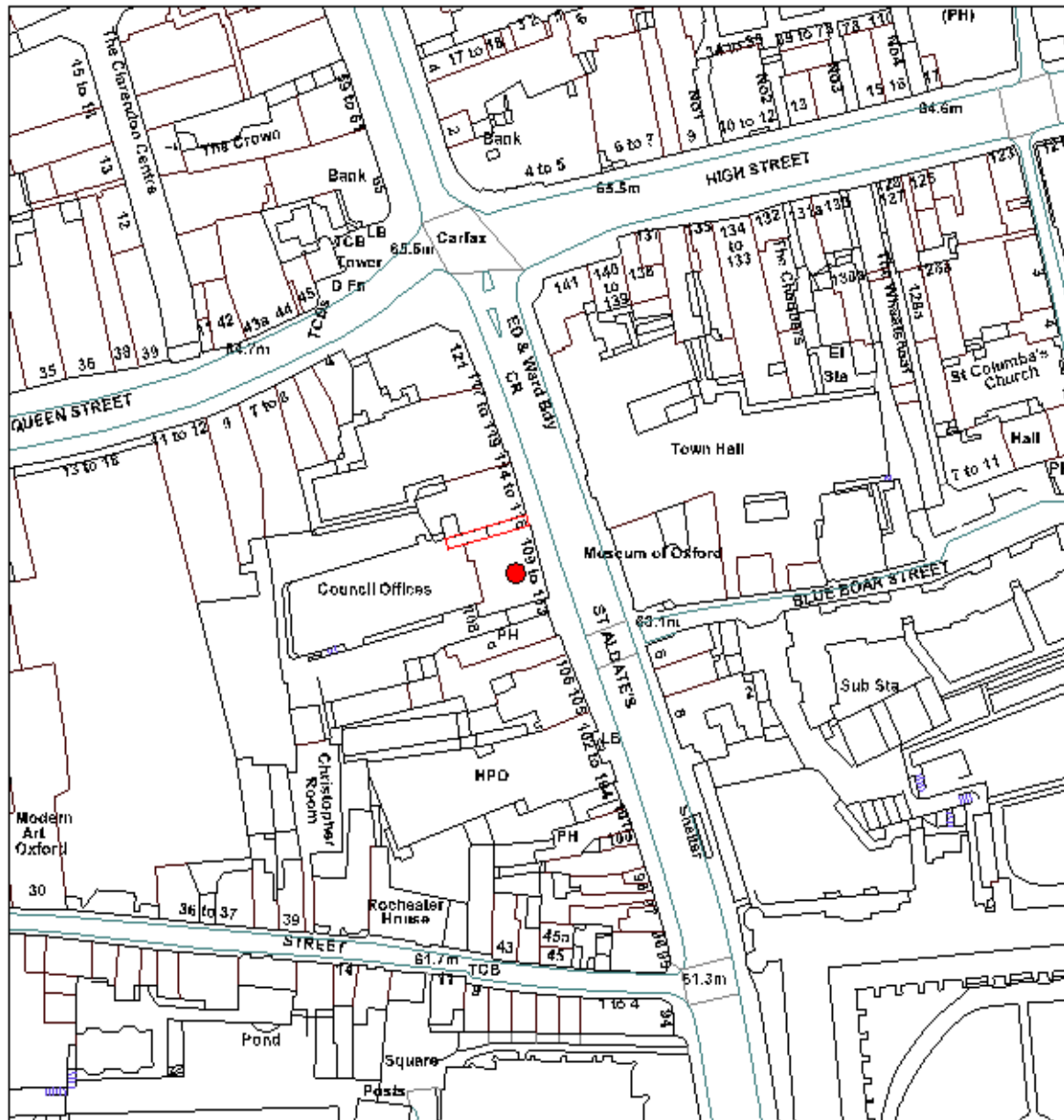
Date: 2 March 2012

Appendix 1

109 - 113 St Aldates



GIS by ESRI (UK)



Scale: 1:1250

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Organisation	Oxford City Council
Department	CityDevelopment
Comments	1200248/CT3
Date	28 February 2012
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