

## PLANNING COMMITTEE – May 2026

<b>Application number:</b>	25/03196/LBC		
<b>Decision due by</b>	10 <sup>th</sup> March 2026		
<b>Extension of time</b>			
<b>Proposal</b>	Internal and external alterations to the Champneys north range buildings to include creation of new openings and removal of bomb shelter. Three storey extension to the north elevation to provide lift access to the library (Amended description and revised plans).		
<b>Site address</b>	Mansfield College Mansfield Road Oxford Oxfordshire OX1 3TF – see <b>Appendix 1</b> for site plan		
<b>Ward</b>	Holywell Ward		
<b>Case officer</b>	Emma McLeod		
<b>Agent:</b>	Dawn Brodie	<b>Applicant:</b>	Mansfield College Savills
<b>Reason at Committee</b>	To be considered concurrently with a planning application that is required to be determined by planning committee.		

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## 1. RECOMMENDATION

1.1 Planning Committee is recommended to:

**(a) Approve the application for the reasons given in the report and subject to the recommended listed building conditions set out in section 12 of this report, grant listed building consent and**

**(b) Agree to delegate authority to the Director of Planning and Regulation to:**

- i) Finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Director of Planning and Regulation considers reasonably necessary.

## 2. EXECUTIVE SUMMARY

2.1 This report considers the impact of proposed interventions to the Grade II\* listed *North Range at Mansfield College* (NHLE ref. 1046678), including the removal of a WWII bomb shelter, internal reconfiguration of the College's kitchens, and a three-storey extension to the north elevation, on the historic and special architectural interest of the listed building.

2.2 It also considers the impact of the proposed interventions on the significance of the Grade II listed *Screen in Front of the Chapel Along Mansfield Road* (NHLE ref.

1369659) and the non-designated *John Marsh Buildings and 6-8 Mansfield Road*, the settings of which would be affected by the works; as well as the character and appearance of the *Central (City & University) Conservation Area*, in which the site is located and forms a constituent part.

2.3 The key matters for assessment set out in this report include the following:

- What is the special significance of the listed buildings;
- Whether the proposals would harm, preserve or enhance the significance of the affected heritage assets;
- If harm would be caused to the significance of the assets, whether that harm has been justified;
- If the harm that would be caused has been clearly and convincingly justified, whether there would be sufficient public benefits that would arise directly from the proposals that would outweigh the level of harm that would be caused;
- Whether the proposed works meet the objectives of both local and national planning policies.

### **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.

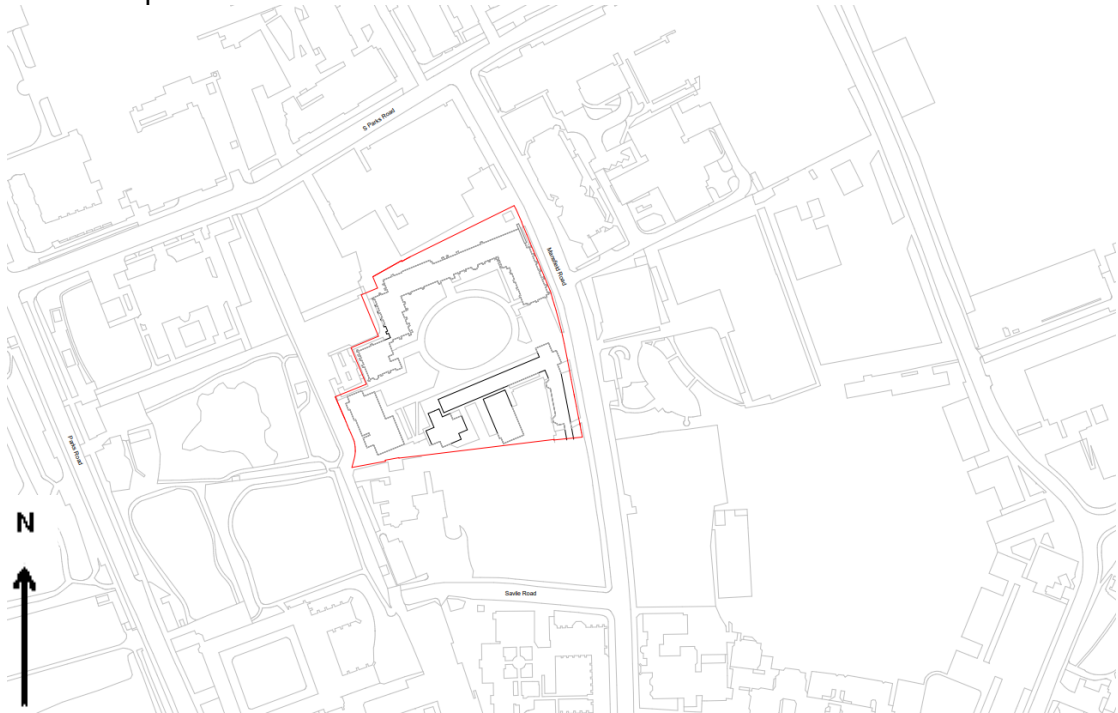
### **5. SITE AND SURROUNDINGS**

5.1 This application concerns the site of Mansfield College, which is located on the west side of Mansfield Road, northeast of the city centre, close to the University Science Area and Parks. It is bounded to the north by the University's Chemistry Research Laboratory, and to the northwest by the Rothmere American Institute. The grounds of Wadham College (a Grade II Registered Park and Garden, NHLE ref. 1001293) lie immediately to the west, and New College School, the recently completed Gradel Quad, and the Clore Music School lie to the south. The Oxford University Club and Tinsley Buildings lie opposite the College on the east side of Mansfield Road.

5.2 The Mansfield College site is dominated by a large oval lawn, to the north of which is situated the North Range. This was built in 1887-1889 to the designs of Basil Champneys and comprises the College's original buildings. The North Range includes the Chapel (now used as a dining hall), Entrance Tower (originally the main point of entry to the College), Library, Master's Lodgings, and teaching and common rooms. It was designated as a Grade II\* listed building in January 1954. The College's kitchens are also located in the North Range, adjacent to the former Chapel, in a well designed modern extension c.2014.

5.3 The stone and wrought iron screen that runs along Mansfield Road in front of the college Chapel was also separately listed, at Grade II, in June 1972.

- 5.4 The North Range sits in close proximity to the northern boundary of the College’s site, but there is a small slither of land to the north side of it - known as the ‘Northern Wedge’ - that is occupied by hardstanding, parking, and a number of modern *ad-hoc* structures used for back of house functions.
- 5.5 The land to the south of the main lawn is occupied by the two-storey John Marsh Building and 6-8 Mansfield Road, built in 1962 to the designs of Oxfordshire-based architect Thomas Rayson; Staircase E, dating from the 1990s; and the Garden Building, dating from the early 2000s. These contain student accommodation and some seminar rooms. The John Marsh Building is a fine example of mid-20<sup>th</sup> century Arts and Crafts style architecture worthy of consideration as a non-designated, but Staircase E and the Garden Building are of no particular historic or architectural merit.
- 5.6 The southwestern corner of the site contains the most recent development on the College site, the Hands Building, which sits at a lower ground level than the main lawn, and is arranged over five storeys. This contains both student accommodation and the University’s Institute of Human Rights.
- 5.7 The Mansfield College site as a whole is located within, and forms a constituent part of, the ‘College Architecture’ character zone of the Central (City & University) Conservation Area.
- 5.8 See Appendix 1 for a map of heritage assets on and near the site.
- 5.9 See block plan below:



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 Ordnance Survey 100019348

**6. PROPOSAL**

- 6.1 Listed Building Consent is sought for interventions to the North Range to improve its functionality, in support of the wider proposals across the College (which are the subject of a separate planning application, ref. 25/03195/FUL).
- 6.2 Listed Building Consent is sought for:
  - Internal reorganisation of the modern kitchen link extension;
  - Removal of a WWII bomb shelter on the northern elevation of the North Range;
  - Construction of a three-storey extension on the northern elevation of the North Range to house a lift, providing disabled access to the college library and a new librarian’s office.
- 6.3 Initially, the proposals also included the creation of a new entrance doorway on the south elevation of the North Range, adjacent to the Junior Common Room, which is referred to in the submitted Design and Access Statement. However, this item has been removed from the scheme and no longer forms part of the development proposals.

**7. RELEVANT PLANNING HISTORY**

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

<p>Alterations and extension to principles house to provide office over garage and basement cloakroom Ref. No: 68/20088/A_H   Status: Approved</p> <p>Conversion of cellar to bar with internal escape stair. Reduce ground level &amp; new fire escape door. External steps up to quadrangle from new bar in cellar. Single storey extension to form bar store &amp; boiler room (Amended Plans) Ref. No: 92/00113/L   Status: Refused</p> <p>Conversion of cellar to bar. Basement bar store &amp; external stair from cellar to ground. Emergency escape on rear. Alteration to window &amp; doors to plant room with provision of service delivery area &amp; hatch on north of building Ref. No: 92/00974/L   Status: Approved</p> <p>Listed Building Consent for two internal doors at ground floor level within the entrance tower (Amended plans) Ref. No: 93/00091/L   Status: Approve</p> <p>Listed building consent for formation of new opening and door through west wall to the JCR to provide a fire escape. Regrading of internal floor adjacent to new opening (Amended Plans) Ref. No: 05/01442/LBC   Status: Approved</p> <p>Listed building consent for internal alterations to the Main Building to provide wheelchair lift to East Staircase, stair hand rails/ropes and associated works and escape route lighting and signage v Ref. No: 05/01762/LBC   Status: Approved</p>
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Two storey extension to dining hall to provide new kitchen facilities and link to chapel. Formation of terrace in quad and alteration to existing openings to form doorways. Internal alterations involving removal of walls installation of lift.  
 Ref. No: 10/03031/LBD | Status: Approved

Demolition of the John Marsh Building, 6-8 Mansfield Road, Staircase E and the Garden Building and erection of a four storey building and basement to provide student accommodation and academic space. Two storey mews building to the north of the north range of buildings to provide plant and operational space and a three storey extension to the Champneys north range buildings to provide lift access. Removal of parking area and provision of a pocket park at the entrance with associated landscaping and hard surfacing works. Provision of cycle parking (amended plans and additional information)  
 Ref. No: 25/03195/FUL | Status: Pending Consideration

## 8. RELEVANT PLANNING POLICY

- 8.1 The Submission Draft Oxford Local Plan 2045 was approved at Council on 26<sup>th</sup> January 2026 for Regulation 19 consultation and submission to the Secretary of State. This emerging plan includes relevant draft policies, which are a material consideration and in most cases support the approach of the referenced Oxford Local Plan 2036 policies.
- 8.2 The following policies are relevant to the application.

Topic	National Planning Policy Framework	Local Plan	Neighbourhood Plans:	Emerging Local Plan 2045
Conservation / Heritage	Section 16	DH3 – Designated Heritage Assets  DH4 - Archaeological assets  DH5 – Non Designated Heritage Assets	N/a.	HD3 - Designated Heritage Assets  HD4 – Non Designated Heritage Assets  HD5 - Archaeology

## 9. CONSULTATION RESPONSES

- 9.1 Site notices were displayed around the application site on 16th December 2025 and 26th March 2026 and an advertisement was published in The Oxford Times newspaper on 25th December 2025.

### Statutory and non-statutory consultees

Environment agency

By email 16<sup>th</sup> December 2025:

'This planning application is for development we do not wish to be consulted on... Although we are not providing bespoke comments on this planning application, the applicant should be made aware that they may require an Environmental Permit or License from us for some types of development.'

#### Natural England

- 9.2 In a letter dated 19th December 2025:  
'NO OBJECTION Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes'.

#### The Gardens Trust

- 9.3 In a letter dated 23rd December 2025:  
'Thank you for consulting the Gardens Trust in its role as Statutory Consultee on the above application which may impact the significance of the setting of Wadham College, a Grade II registered park and garden (RPG) included by Historic England on the Register of Parks and Gardens of Special Historic Interest. Wadham College comprises college quadrangles and gardens which were laid out in the late eighteenth century to twentieth century. We have considered the information provided and liaised with our colleagues at The Oxfordshire Gardens Trust and, on the basis of this, we do not wish to comment on the proposals at this stage. We would however emphasise that this does not in any way signify either our approval or disapproval of the proposals.'

A further letter was received on 11<sup>th</sup> February in response to the re-consultation, in which the same view was expressed.

#### Oxfordshire Architectural and Historical Society

- 9.4 In a letter dated 6<sup>th</sup> January 2026, regarding both the LBC and Planning applications: The OAHS provided comments relating to the wider development proposals for the site (25/03195/FUL), but none relating to the works for which listed building consent is sought.

#### Historic England Commission

- 9.5 In a letter dated 16<sup>th</sup> February 2026:  
'Historic England has no objection to this application, which has been informed through pre-application advice. Overall the proposals have been well considered and sensitively respond to the significance of Champney's North Range. The adaptations required to provide the connections between the North Range and the new lift extension have been well thought out. Whilst this would impact some historic fabric, this impact is in our view minimal, and the harm is justified by full and equal access it would enable to the first floor rooms, including the highly significant library.

The WWII bunkers proposed to be removed form a very important part of the history of the college, more so for their historic rather than their architectural qualities. We therefore agree that the demolition of the bunkers does not prevent this part of the college's history being preserved. The approach to mark the footprint of the bunkers through the landscaping and include an interpretation panel is a fitting response in our view. We recommend your council approve any interpretation panel as a condition of the scheme.

In relation to the proposed new opening in the North Range's west wing corridor, we agree that this is likely to be the least harmful location to provide a new entrance into the north range from the man quad. The loss of the window fabric and minor visual change to the formal composition of Champney's north range would result in some (less than substantial) harm to the building's significance. The setting back the proposed doorway into the corridor and retaining the window arch does however help reduce the severity of the impact externally. We therefore have no in principle concern with this element. We however note associated paraphernalia, such as lighting and door push pads have not been detailed at this stage, which could exacerbate any impact. Should your council be minded to approve this application, in order to protect the architectural qualities of the building, we recommend your council, on the advice of your local conservation officer, seeks and approves these details as a condition. In light of the thermal improvement the college is also seeking to achieve (not form part of these applications), we question how the creation of this new opening would relate to those developing proposals. The new entrance is proposed just off the JCR, and so is likely to be popular and well used thoroughfare. Constant use of this narrow entrance is likely to make any thermal control in this area challenging. We recommend the college give further consideration to these potential implications before embarking on this proposed change.

We have no concerns with the internal refurbishment of the 2024 kitchen extension, which is not of any historic interest'.

#### Oxford Preservation Trust

- 9.6 In a letter dated 16<sup>th</sup> February 2026, regarding both the LBC and planning applications:
- 9.7 In regard to the WW2 Bomb Shelters: ' we're pleased to see that the WW2 history of the college will be reflected in the proposed interpretation plaque – and that the outline of the bomb shelters will be marked. We support the reinstatement of Champney's corridor.'
- 9.8 In regard to the North Range Accessibility Improvements: ' We support the proposed modification to the north range, including the lift extension and the replacement of a historic window with an accessible entrance to the library building'.

#### **Public representations**

- 9.9 None received.

#### **Officer response**

- 9.10 It is noted that none of the consultee responses raised objections or concerns about the proposals for which listed building consent is sought, other than the concerns raised by Historic England in relation to the new entrance door adjacent to the JCR. Officers shared concerns about this element of the initial proposals, and this item was subsequently removed from the application by the applicant.
- 9.11 In line with the advice given by Historic England regarding the bomb shelter memorial plaque it is recommended that a condition should be applied to the Listed Building Consent, should it be granted, as follows:

“The following details of the memorial plaque on the northern elevation of the Grade II\* listed North Range shall be submitted to, and approved in writing by, the Local Planning Authority prior to the demolition of the bomb shelter, and the works shall be carried out strictly in accordance with the approved details only:

- a) elevation and section drawings of the memorial plaque at a scale no smaller than 1:5;
- b) details of any text to be included in the memorial plaque, including wording, font style and size; and
- b) by sample, all materials to be used in the memorial, demonstrating colour, texture and finished appearance.

Reason: To enable the Local Planning Authority to give further consideration to the detailed appearance of the approved works, in the interest of protecting the special historic and architectural interest of the listed building, in accordance with policy DH3 of the adopted Oxford Local Plan 2036.”

## 10. PLANNING MATERIAL CONSIDERATIONS

### Policy Context

- 10.1 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities, when considering whether to grant listed building consent, 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.
- 10.2 The National Planning Policy Framework (NPPF) makes clear that the purpose of the planning system is to contribute to the achievement of sustainable development, through meeting the three overarching objectives categorised as economic, social and environmental objectives. These objectives should be delivered in decision making and collectively form the heart of the NPPF as the presumption in favour of sustainable development.
- 10.3 This presumption in favour of sustainable development is reflected in policy S1 of the Local Plan, which states “When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.” The policy goes on to state that “It will work proactively with applicants to find a solution jointly which mean that applications for sustainable development can be approved where possible, and to secure development that improves the economic, social and environmental conditions in the area.”
- 10.4 The NPPF recognises that heritage 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 (paragraph 202).
- 10.5 In determining applications, paragraph 210 of the NPPF requires local planning authorities to take account of:
  - a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
  - c) the desirability of new development making a positive contribution to local character and distinctiveness.”
- 10.6 When considering the impact of a proposed development on the significance of a designated heritage asset, paragraph 212 of the NPPF requires great weight to be given to the asset’s conservation (and the more important the asset, the greater the weight should be), irrespective of the level of harm to its significance. 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 (paragraph 213), and any development causing less than substantial harm to a designated heritage asset only being permitted if the proposal offers public benefits that outweigh the harm (paragraph 214).
- 10.7 These requirements are reflected in Policy DH3 of the adopted Oxford Local Plan, and Policy HD3 of the emerging Local Plan, and apply to curtilage-listed structures too.
- 10.8 When considering the impact of the proposed development on the significance of a non-designated heritage asset, paragraph 216 requires a balanced judgement to be made, having regard for the scale of any harm or loss and the significance of the heritage asset.
- 10.9 This is also a requirement of Policy DH5 of the adopted Oxford Local Plan 2036, and a requirement of Policy HD4 of the emerging Local Plan, which concern non-designated heritage assets.
- 10.10 Finally, paragraph 218 of the NPPF states that local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.
- 10.11 Officers consider the determining issues to be:
- The significance of the affected heritage assets and whether the proposals would harm, preserve or enhance the significance of the affected heritage assets;
  - If harm would be caused to the significance of the assets, whether that harm has been clearly and convincingly justified;
  - If the harm caused is considered to be less than substantial, whether there would be sufficient public benefits that would arise directly from the proposals that would outweigh the level of harm that would be caused.

Significance of the affected heritage assets

- 10.12 Mansfield College was founded in 1838 in Birmingham, as a college for non-conformist students, at a time when statutes forbade Roman Catholics, non-conformists, and non-Christians from obtaining degrees at Oxford, Cambridge and

Durham. In 1871 William Gladstone's University Tests Act abolished this restriction, and it was in this context that the college moved to Oxford.

- 10.13 The Grade II\* listed North Range of Mansfield College comprises the College's original buildings in Oxford, which were designed by Basil Champneys and built on a site bought from Merton College between 1887 and 1889. These buildings comprise a central tower, through which the College was originally accessed, flanked by two two-storey wings containing the Senior Common Room, classrooms, the original dining hall, and a vaulted basement that originally housed the kitchens but has been repurposed as a cafe. At the western end, projecting southwards, there is a library wing, where the Junior Common Room occupies the ground floor; and adjoining the corner of this, connected by a turret, is the large Master's Lodgings. Arranged over four storeys and originally containing 11 bedrooms, parts of this building are now given over to administrative offices and teaching rooms. At the eastern end of the North Range, enclosing the third side of the quadrangle and fronting onto Mansfield Road, is the former chapel, which in recent decades has been converted to use as a dining room. As the College was originally non-residential, the North Range does not contain any student living accommodation.
- 10.14 Champney's buildings are constructed of local Milton stone in an English Gothic style, with pitched roofs originally covered in Winchcombe stone slates (since replaced in Welsh slate). They have survived in substantially their original form, and read as a spectacular group, broadly symmetrical about the tower, but with each individual element of the College expressed and differentiated. The interiors are equally impressive, and many rooms also retain their original furniture and fittings, the former designed by George Faulkner Armitage. The decorated ceilings in the former dining hall, Senior Common Room and library remain intact too.
- 10.15 A notable alteration to the listed building was the addition of a small bomb shelter against the northern elevation of the west wing corridor, which relates to the period between 1939 and 1945 when the College was requisitioned under the Emergency powers Defence Act to accommodate the Codes & Ciphers Production Unit from Bletchley Park. It is likely that the window bars to the first floor reading room clerestory windows date from this period too.
- 10.16 There is also an infill extension between the east wing and Chapel dating to the 2010s, which contains the College's kitchens.
- 10.17 The North Range at Mansfield College were designated as a Grade II\* listed building in 1954 because of the very high level of historic and architectural special interest it possesses as a masterpiece of Basil Champneys, conceived and executed as a whole including the layout, carvings, interiors, ironmongery, furniture and decorations, all of which survive in substantially original form. They are also of significance as an example of a late-nineteenth-century purpose-designed non-conformist college built following the abolition of the Universities Test Act in 1871; and on account of their association with the Government Code and Cyphers School located here during WWII.
- 10.18 The listed building's setting makes an important contribution to its significance, with the large oval lawn to the south having been a feature of the college since its foundation, and the open space of the Main Quad and the open frontage onto Mansfield Road allowing the ensemble to be read coherently from the public realm. These were designed views and have aesthetic and architectural significance.

- 10.19 The remaining screen wall to the east of the chapel is independently listed at Grade II and is a fragment of the original boundary treatment that stretched south along Mansfield Road. Fragments of a similar wall exist to the west of the College on Love Lane, which are curtilage listed.
- 10.20 The John Marsh Building, which forms the south range of the Main Quadrangle, was built in 1962 to the designs of Oxfordshire-based architect Thomas Rayson, described by Geoffrey Tyack as ‘the last of Oxford’s Arts and Crafts-inspired architects’. The building is not listed, but has been identified in the Oxford Central (City & University) Conservation Area Appraisal as a ‘positive contributor’ worthy of consideration as a non-designated heritage asset.
- 10.21 Built of Guilting Stone from the Coscombe quarry, the stone’s characteristic orange-yellow colour has intensified with age and consequently, the building does not sit as comfortably in its immediate surroundings as it once did. Nevertheless, its design is restrained and elegant, and it is considered to be a good example of Post-War College architecture. As noted in the submitted Heritage Assessment, the building is planned on the traditional staircase system and is of two storeys plus attic, which is the ‘traditional’ college height favoured also by Champneys, and moreover ensures that the building is deferential to the more significant North Range of the quad, as well as in-keeping with the scale of the earlier residential buildings along Mansfield Road.
- 10.22 Mansfield College forms an intrinsic part of the College Architecture character area of the Central (City and University) Conservation Area. Of the buildings on site, the Champneys buildings and boundary walls and Thomas Rayson building are considered to make a particular contribution to the character and appearance of the Conservation Area, but the open space of the quad itself is equally important in this regard. Firstly, it is illustrative of the continued use of the quadrangle as the basis for laying out colleges into the nineteenth century. Moreover, the openness of the quad and its eastern boundary allows for views of the entirety of the original college from the public realm, something that is unique to Mansfield, and has come to be thought of as a reflection of its inclusive roots and ethos.
- 10.23 Mansfield Road forms part of the suburb that was developed to the northwest of the city in the later-19th century on land previously used for open field agriculture and, later, college gardens, sports fields and market gardens, illustrated by the presence of many late-19th and early-20th century college buildings and villas. Later-twentieth century development at the northern end and eastern side of the road, and more recent developments such as the Clore Music Room and Gradel Quadrangles, have introduced a diversity of architectural styles. However, Mansfield Road has largely retained a low-density, suburban character, with buildings set back from the pavement behind front gardens or areas of landscaping, and mature trees lining much of the street. The exception to this is the very northern end of the road, where the large-scale buildings of the University Science Area have spilled beyond South Parks Road. The buildings at Mansfield College, in particular Champney’s chapel which is the largest element of his north range which sits parallel to Mansfield Road, helps to provide a transition in scale from these science buildings to the typically 2-3 storey development further south along the road.

Impact of the proposals on heritage significance, and the magnitude of any harm caused

- 10.24 The reorganization of the interior of the modern kitchen link extension is necessary because, although a recent addition, the current space is inefficiently laid out and insufficient for the current dining requirements. Demand on this will increase further as a result of the wider redevelopment proposals for the site (the subject of 25/03195/FUL), which will increase the number of Mansfield student accommodated on site as opposed to in private accommodation.
- 10.25 The alterations proposed to the kitchen link extension would affect modern building fabric only and would have no impact on the heritage significance of the Grade II\* listed North Range or any other heritage assets.
- 10.26 The demolition of the WWII bomb shelter would result in the loss of one of the last physical manifestations of the College's war-time role as the home of the Codes & Cyphers School, causing harm to the historic significance of the Grade II\* listed North Range. However, the shelter is of limited architectural interest and has been altered with new window and door openings, reducing the legibility of its original function. The magnitude of harm to the significance of the listed building is therefore considered to be a low level of less than substantial harm.
- 10.27 To mitigate the harm caused, it is proposed to install a new memorial tablet in the former doorway of the bomb shelter on the north elevation of the listed building. No detailed design has been submitted for the memorial tablet, but a suitable design can be secured by condition. Furthermore, it is proposed that the wall lines of the bomb shelter would remain visible in the new paving to be installed in the 'northern wedge' as part of wider development proposals for the site.
- 10.28 In addition, the removal of the bomb shelter enables the original window opening on the ground floor of the west corridor to be reinstated, reverting to Champney's original design and allowing the corridor to once again be provided with natural daylight. This would result in a clear benefit to the historic and architectural significance of the listed building.
- 10.29 The proposed extension to the library wing would enclose a portion of the external wall of the original building, require new openings through this wall to provide access to both levels of the first floor, and minor alterations to part of the original staircase where the extension is to be accessed. Harm to the listed building would be caused due to the localised loss of fabric where the new openings are created and the extension is fixed and flashed into the fabric. Harm would also be caused as a result of the extension obscuring part of the north elevation that is currently visible from the carpark from the neighbouring Rothermere Institute.
- 10.30 However, the impact of this aspect of the proposals has been mitigated through minimising the volume of the new extension as far as possible, and employing a quiet, minimal architectural language that, whilst overtly contemporary and clearly distinguishable from the old, will not visually compete with or distract unduly from Champney's work. Furthermore, the extension has been designed so that the new openings sit comfortably in the internal spaces, and the new openings and the adaptation to the stairs have been carefully and sympathetically detailed.
- 10.31 Overall, therefore, the magnitude of harm caused to the listed building as a result of the library lift extension is a minor, less than substantial level.

- 10.32 No heritage assets other than the Grade II\* listed North Range would be harmed by the development proposals for which listed building consent is sought.

Justification for the harm identified

- 10.33 It is proposed to demolish the bomb shelter to improve access and wayfinding, as, without its removal, the new entrance at the west end of the 'northern wedge' (in the base of the library lift extension), would not be visible from Mansfield Road, making accessibility and wayfinding difficult. As part of the wider development proposals for the site, this will become a key access point for students and staff, as much of the secure bicycle parking for the College will be located in this part of the site.
- 10.34 Officers do not consider that the improved access and wayfinding alone offers 'clear and convincing' justification for the harm caused to the listed building, but there is also further justification for the loss of the bomb shelter, in that it would enable part of Champney's original design to be reinstated, and these windows would provide natural light to the western corridor, thereby improving the internal conditions. This is considered sufficient justification.
- 10.35 Furthermore, the minor, less than substantial harm caused by the library lift extension is clearly and convincingly justified by the desirability of providing disabled access to the library reading rooms, which are a key part of academic life at the College.

Whether the harm is caused is less than substantial and there are sufficient public benefits to outweigh it

- 10.36 In all instances the harm caused is less than substantial in magnitude.
- 10.37 The harm caused by the demolition of the bomb shelter is outweighed by the heritage benefit that would arise from reinstating the windows that formed part of Champney's original design of the building.
- 10.38 The harm arising from the library lift extension would be outweighed by the public benefit of improving disabled access to the College's library, in line with the Equalities Act 2010.

## 11. CONCLUSION

- 11.1 Whilst Officers have identified that aspects of the proposals would result in less than substantial harm to the Grade II\* listed North Range at Mansfield College, each harmful intervention has been clearly and convincingly justified, and there would be sufficient public benefits stemming from the proposals to outweigh the less than substantial harm, regard for the great weight that must be given to the preservation of designated heritage assets.
- 11.2 No other heritage assets would be adversely affected by the proposals.
- 11.3 It is therefore considered that the proposed development would meet the objectives of policies DH3, DH4 and DH5 of the adopted Oxford Local Plan 2036. In addition, the proposals for which Listed Building Consent is being sought are considered to meet the principles of planning policies set out in section 16 of the National Planning Policy Framework, and in granting Listed Building Consent, subject to the recommended

conditions, it is considered that the Local Planning Authority would meet the duty placed upon decision makers in section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which seeks to “ pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

- 11.4 It is recommended that the Committee resolve to grant Listed Building Consent for the development proposed subject to the recommended conditions set out in section 12 of this report.

## **12. CONDITIONS**

### **1. Time Limit**

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. Works as approved only**

This Listed Building consent relates only to the works specifically shown and described on the approved drawings. Any other works, the need for which becomes apparent as alterations and repairs proceed, are not covered by this consent and details of any other works must be submitted to the council as Local Planning Authority and approved before work continues.

Reason: For the avoidance of doubt and to protect the special interest of the historic building in accordance with policies DH3 and DH4 of the adopted Oxford Local Plan 2036

### **3. Historic Building Recording**

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of historic building recording work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the 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.

The scope of the archaeological investigation should consist of a Level 4 historic building report (Historic England 2016 Understanding Historic Buildings) for the WWII bomb shelter, because of its additional social history value related to the use of the College during the war, and a level 4 historic building record for those areas of the library wing and west corridor being altered. The historic building recording 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, in accordance with policies DH3 and DH4 of the adopted Oxford Local Plan 2036.

#### **4. Protective measures**

No development shall take place until details of the measures to be taken to protect the listed building during all works of demolition and rebuilding are submitted to, and approved in writing by, the Local Planning Authority. The approved measures shall be put in place prior to the commencement of any works of demolition and rebuilding and in accordance with the approved details.

Reason: To ensure adequate protection to the listed building to safeguard its special historic and architectural interest, in accordance with policy DH3 of the adopted Oxford Local Plan 2036.

#### **5. Sample materials**

Samples of all exterior materials proposed to be used on the library lift extension, including but not limited to, stone and mortar samples, windows, and roofing materials, shall be made available for inspection on site and details shall be submitted to 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 enable the Local Planning Authority to give further consideration to the external appearance of the approved works, in the interest of visual amenity and the architectural and historic special interest of the listed building, in accordance with policies DH1 and DH3 of the Adopted Oxford Local Plan 2036.

#### **6. Memorial plaque – further details**

The following details of the memorial plaque on the northern elevation of the Grade II\* listed North Range shall be submitted to, and approved in writing by, the Local Planning Authority prior to the demolition of the bomb shelter, and the works shall be carried out strictly in accordance with the approved details only:

- a) elevation and section drawings of the memorial plaque at a scale no smaller than 1:5;
- b) details of any text to be included in the memorial plaque, including wording, font style and size; and
- b) by sample, all materials to be used in the memorial, demonstrating colour, texture and finished appearance.

Reason: To enable the Local Planning Authority to give further consideration to the detailed appearance of the approved works, in the interest of protecting the special historic and architectural interest of the listed building, in accordance with policy DH3 of the adopted Oxford Local Plan 2036.

#### **7. Lift extension – further details**

Prior to the commencement of works, the following details shall be submitted to, and approved in writing by, the Local Planning Authority, and the works shall be carried out strictly in accordance with the approved details only:

- a) Elevation and section drawings of the new door openings to be made into the existing wall of the listed building, showing the detailed design and profiles of the architraves, door leaves, linings and junctions with the existing skirtings, at a scale of 1:1, 1:2 or 1:5 as appropriate;
- b) Detailed drawings of the proposed alterations to the staircase, at a scale of 1:5 or larger;
- c) Samples of the new materials to be used for the new door openings, doors and alterations to the staircase; and
- d) Details of the junctions between the extension and the listed building, including large-scale drawings and specifications.

Reason: To enable the Local Planning Authority to give further consideration to the detailed appearance of the approved works, in the interest of protecting the special historic and architectural interest of the listed building, in accordance with policy DH3 of the adopted Oxford Local Plan 2036.

## **8. Materials to match existing**

Except where indicated otherwise on the drawings hereby approved, all new internal and external works and finishes, and works of repair and making good, shall match the existing original work in respect of materials used, detailed execution and finished appearance.,

Reason: To ensure a satisfactory appearance and in the interests of preserving the historic and architectural special interest of the listed building, in accordance with policy DH3 of the adopted Oxford Local Plan 2036.

## **9. Protection of internal features**

All existing historic internal features such as plasterwork, cornices, fireplaces, floorboards, doors, doorframes, windows, timber window reveals, panelling 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.

Reason: To ensure the retention of in-situ features of special architectural or historic interest in accordance with policy DH3 of the adopted Oxford Local Plan 2036.

## **10. Repair of damage after works**

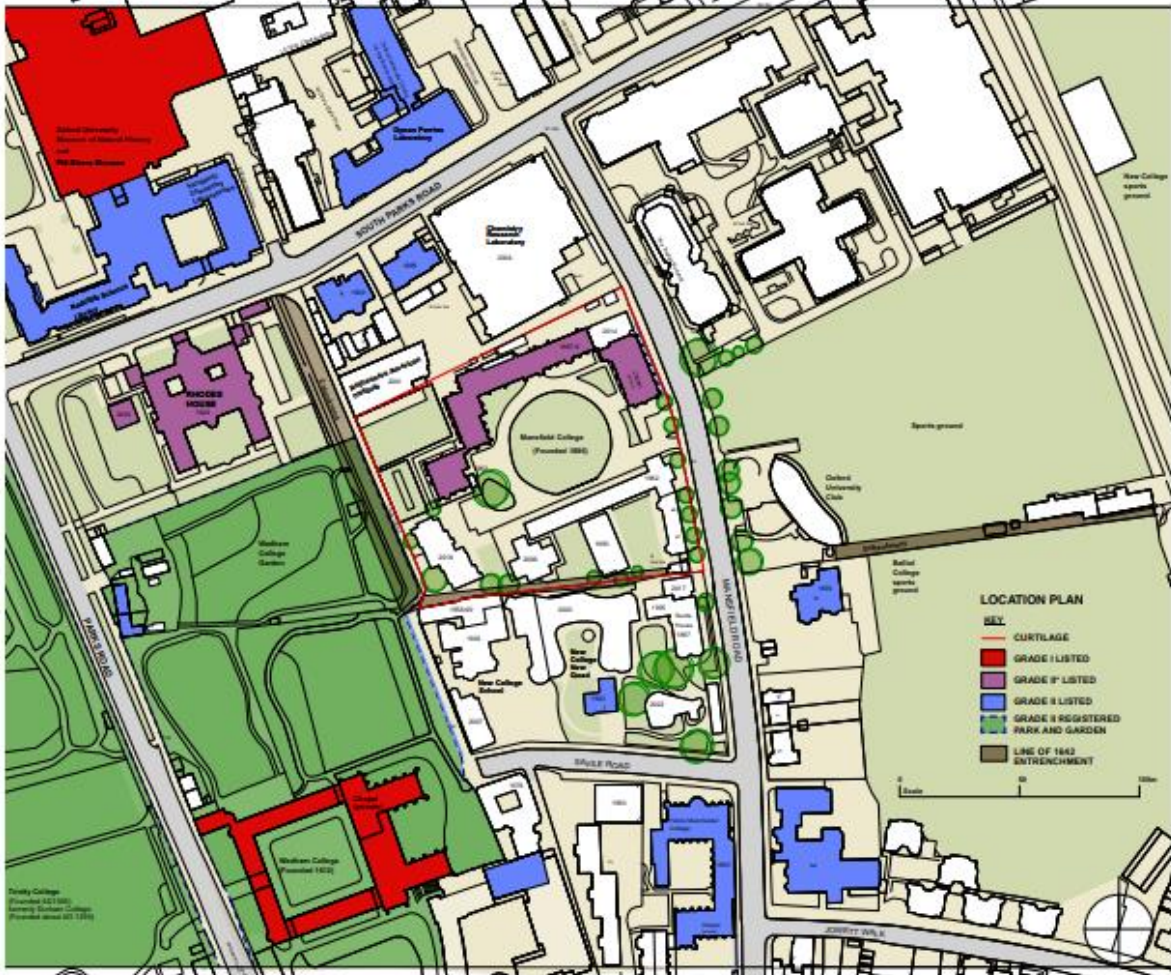
After works are completed, any damage caused by such works shall be made good to a standard agreed by the Local Planning Authority and before the contract of works hereby approved is completed.

Reason: To preserve the character and significance of the listed building in accordance with policy DH3 of the adopted Oxford Local Plan 2036.

## **13. APPENDICES**

**Appendix 1 – Site location plan**

**Appendix 2 – Heritage asset location plan taken from p.9 of the submitted Part One – Heritage Assessment (Marcus Beale Architects, November 2025).**



*Location plan showing Mansfield College in context with designated heritage assets [all within the conservation area]. The red line shows the historic curtilage. The modern northern boundary and application site boundary differ slightly from this line.*

**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.