

PLANNING COMMITTEE – JULY 2026

Application number: 26/01199/LBC

Decision due by 14th July 2026

Extension of time

Proposal External and internal alterations to include, removal of modern fittings, fixtures, and partitions; the stripping back of incompatible modern finishes; urgent repair works to improve the weather-tightness and ventilation of the building; and targeted structural opening-up works.

Site address Minchery Farm Club, Minchery Farm Lane, Oxford, Oxfordshire – see **Appendix 1** for site plan

Ward Littlemore Ward

Case officer Emma McLeod

Agent: Mr Oliver Sharpin **Applicant:** C/O Agent Bidwells

Reason at Committee To be considered concurrently with a planning application that is required to be determined by planning committee.

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 *Minchery Farmhouse* (NHLE ref. 1047672), including: the removal of modern fixings, fittings and partitions; the removal of impermeable finishes and redundant service installations; targeted opening up works at junctions to allow for structural assessment; interim works to improve weathertightness and ventilation of the building; and localised propping.

2.2 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.

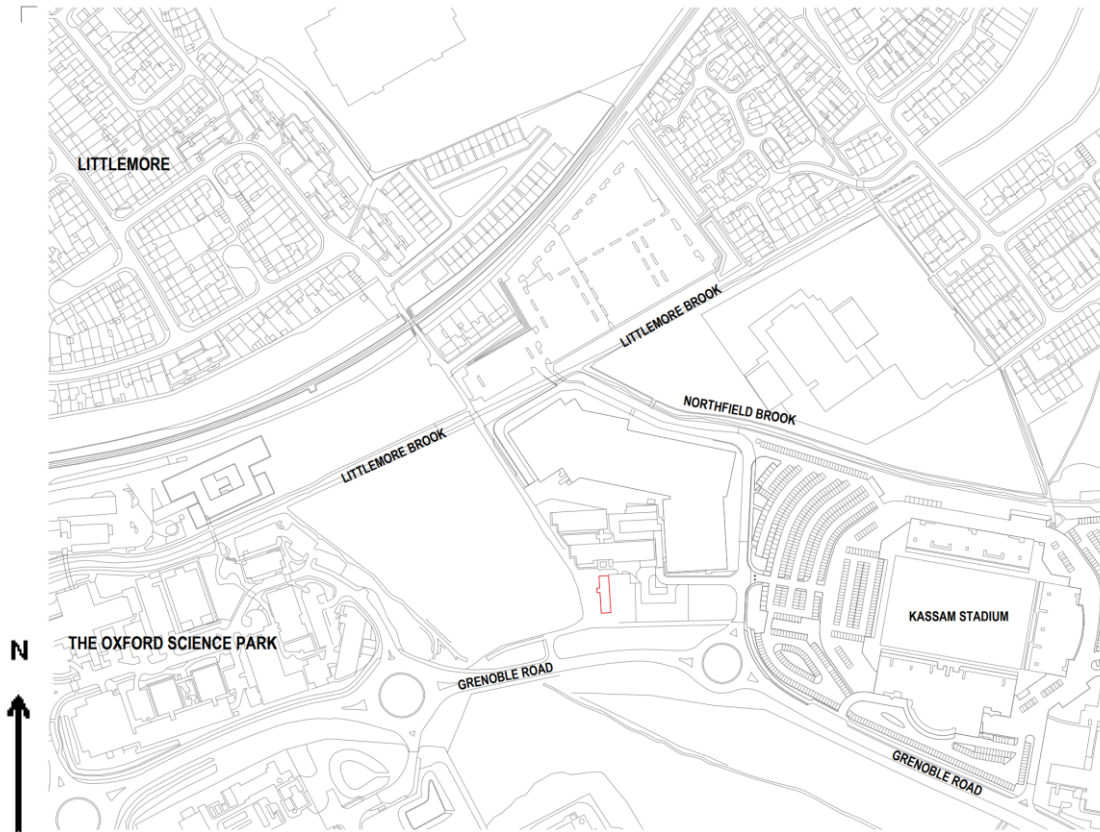
4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

4.1 The proposal is not liable for CIL.

5. SITE AND SURROUNDINGS

- 5.1 This application concerns the Grade II* listed Minchery Farmhouse building, which is located in the south-western corner of the Ozone Leisure site, to the north of Grenoble Road, on the southern edge of the city.
- 5.2 The listed building has 15th-century origins and comprises the only surviving (above ground) element of the medieval Benedictine priory founded in Littlemore in the 12th century. Rectangular in planform and oriented north-south, the listed building sits within a garden plot that includes areas of lawn (currently unmaintained) to the east and west sides. This is enclosed by a continuous close board timber fence, intended to help prevent unauthorised access to the vacant building. To the west this is bounded by Minchery Lane, to the north by the Hampton by Hilton Hotel, and to the east by the hotel's carpark. Grenoble Road lies to the south, beyond a grass verge.

5.3 See block plan below:



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Ordnance Survey 100019348

6. PROPOSAL

6.1 Listed Building Consent is sought for minor works to the Grade II* listed Minchery Farmhouse, as an initial step towards bringing the vacant building – which is on Historic England's *Heritage At Risk Register* – back into a sustainable long-term use, which the applicants have committed to as part of the public benefit offered by the scheme to redevelop the Ozone Leisure site (planning application ref. 25/01588/FUL).

6.2 The proposed works comprise:

- The removal of modern fixtures, fittings, partitions, false floors and suspended ceilings associated with the building's most recent use as a public house;
- The removal of impermeable finishes including cementitious plaster, tiles and wallpaper to internal walls, and modern emulsion paint to historic timbers, which are trapping moisture and contributing to the ongoing deterioration of the building's fabric;
- The removal of redundant service installations;
- Targeted opening up works at fabric junctions (joist bearings, embedded beam ends, and areas showing structural deflection), as recommended in the initial

non-invasive structural survey carried out prior to this application (Morton Partnership, March 2026), to allow for further structural assessment;

- Interim works to improve the building's weathertightness, including repairs to the front door, localised replacement of slipped roof tiles and renewal of flashings, and repairs to the rainwater goods;
- Replacement of the existing plywood boarding over the windows and doors with a ventilated security grilles to improve ventilation within the building whilst continuing to protect it from anti-social behaviour and vandalism;
- Temporary structural propping to three decayed lintels on the west elevation and across a decayed knee brace to temporarily support the roof truss;
- And making good works involving the repair and reinstatement of disturbed fabric, including floors, walls, ceilings and structural interfaces, following a period of drying out.

6.3 The key reasons for undertaking this phase of work prior to a full programme of repair and restoration are:

- To allow the true condition of the fabric of the listed building to be understood;
- To enable a better understanding of the age and significance of the building fabric;
- To remove impermeable modern finishes to allow sufficient time for the historic fabric to dry out naturally;
- To address urgent risks (structural and water-tightness) whilst a comprehensive conservation and refurbishment strategy is being developed;
- To reduce the technical and financial risks in preparing for a new long-term use.

6.4 As part of the Listed Building Consent submission the applicants have submitted a *Commercial Feasibility Report* (Purcell, May 2026) which considers various options - of different scales of operation - for bringing the building back into its current lawful use as a public house. This is for illustrative purposes only, and the current proposal for which Listed Building Consent is sought does not directly enable the building to be brought back into use, either as a public house or any other use. Further Listed Building Consents will be required.

7. RELEVANT PLANNING HISTORY

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

Extension to existing entrance hall, new bar area with beer and crate stores at the rear. Ref. No: 80/00145/SON Status: Approved

Formation of new vehicular access from Minchery Farm track to Grenoble Road.
PURSUANT TO ORDER OF THE COURT THIS APPLICATION , PREVIOUSLY
APPROVED 15.8.2001 AND DATED 9.10.2001 , HAS BEEN REVOKED.
Ref. No: 01/01250/GF | Status: Approval Revoked

Erection of a marquee for use as part of public house for a temporary period until 30
June 2012
Ref. No: 10/03392/FUL | Status: TEM

Variation of condition 1 of planning permission 10/03392/FUL to extend the temporary
permission for the marquee until the 30th June 2013.
Ref. No: 12/01241/VAR | Status: Approved

8. RELEVANT PLANNING POLICY

8.1 The Submission Draft Oxford Local Plan 2045 was approved at Council on 26th
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	N/a.	HD3 - Designated Heritage Assets HD5 - Archaeology

9. CONSULTATION RESPONSES

9.1 Site notices were displayed around the application site on 2nd June 2026 and
an advertisement was published in The Oxford Times newspaper on 28th May
2026.

Statutory and non-statutory consultees

Historic England Commission

9.2 In a letter dated 23rd June 2026 concerning both 26/01199/LBC and 25/01588/FUL :

‘The proposed repairs to Minchery Farmhouse seek to strip out the modern fittings,
fixtures, and finishes to investigate the building’s structure further and allow for

targeted structural opening-up works. Repairs are also proposed to address the weather-tightness and ventilation of the building. These works would all enhance the building and ensure that it does not deteriorate further...

The proposed works [for which LBC are sought] are a positive first step to secure the external envelope of the building and deliver a number of works inside that would enhance and better reveal the significance of this building. We support the works proposed, which have been carefully considered and developed by a competent and professional team of specialists.

The works to the farmhouse to better protect the listed building, are, in our view, a heritage related public benefit applicable to the weighing exercise of paragraph 215 of the National Planning Policy Framework. Nonetheless the fact that these applications are not in a position to set out a more comprehensive repair and sustainable long-term use for the building so it can be removed for the heritage at risk register is not ideal.

We support a scheme that can secure a commitment within this application [25/01588/FUL], to carry out further feasibility work, the necessary applications and works to bring the farmhouse back into use.’.

Oxford Preservation Trust

- 9.3 In a letter dated 9th June 2026, referring also to the wider re-development scheme proposed for the Ozone Leisure site under 25/01588/FUL:

This early mediaeval building is on the Heritage at Risk Register. Despite the existence of a repairing lease it has been allowed to fall into a deplorable state of disrepair since it closed as a pub in 2013. The heritage statement attached to this application makes clear the damage which has been done through neglect and vandalism. Local concern has increased as the building has continued to deteriorate. It is welcome that at last some steps are being taken to safeguard the structure and explore its renovation.

- 9.4 In a further response concerning only the LBC application:

Minchery Farm is highly significant and extremely vulnerable. We're delighted to see - at last - the chance of a future for this important building. This proposal is an essential first step. The strip-out and opening up works will enable a detailed understanding of the building, thereby informing detailed conservation, repair and refurbishment plans. This should reduce future risks and increase the chances of a successful and cost-effective programme of work to restore and rehabilitate the building. We're glad to see that the applicant is considering its future use as a pub.

Oxford Civic Society

- 9.5 ‘The Littlemore Priory is a very significant heritage asset to our neighbourhood, and its current dilapidated state is a dreadful blight on the area. Not only that, the Priory is a nationally important building, being only one of a small handful of Nunnery dormitories still standing in the UK. It is appalling that it has been allowed to deteriorate to this extent.

Littlemore History Society

- 9.6 'The Littlemore Priory is a very significant heritage asset to our neighbourhood, and its current dilapidated state is a dreadful blight on the area. Not only that, the Priory is a nationally important building, being only one of a small handful of Nunnery dormitories still standing in the UK. It is appalling that it has been allowed to deteriorate to this extent.

The proposal in the planning application will allow essential repairs to be carried out to prevent further damage to this key building, to remove modern additions and to open up the structure to determine what other repair works are required. I am very much in support of these aims.

As I understand it, the project aims eventually to bring the building back into public use, which is to be strongly applauded.'

Internal – Archaeology

- 9.7 By email 22nd June 2026 – No comments to make on the strip out works proposed, and recommended approval of the Written Scheme of Investigation.

Public representations

- 9.8 Eight responses were received, all of which were in support of the listed building Consent application. All eight comments noted the heritage significance of the listed building. They also noted its importance to the local community, disappointment that it has fallen into such a state of disrepair, and support of proposals that would help bring it back into use.

Officer response

- 9.9 It is noted that none of the consultee responses raised objections or concerns about the proposal for which listed building consent is sought.

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 Paragraph 218 of the NPPF requires Local Planning Authorities to require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner appropriate to their importance and the impact, and to make this evidence public accessible. The ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted, however.
- 10.8 These requirements are reflected in Policies DH3 and DH4 of the adopted Oxford Local Plan, and Policy HD3 and HD5 of the emerging Local Plan.
- 10.9 Officers consider the determining issues to be:
- The significance of the affected heritage asset and whether the proposals would harm, preserve or enhance the significance of the affected heritage asset;
 - If harm would be caused to the significance of the asset, 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 asset

- 10.10 Grade II* listed *Minchery Farmhouse* is the last surviving above-ground element of the medieval Benedictine Priory of St Nicholas, which was founded in the middle of the twelfth century by the de Sandford family, with the advowson passing to the Knights Templar in around 1240, and to the Knights Hospitallers on the suppression of the Templars in 1312. The priory appears to have always been a small establishment, with the population peaking in 1445 with a prioress, six nuns and three lay boarders. It was also poor and became the subject of a famous scandal in 1517, involving accusations of sexual immorality and violence among the nuns and their prioress, Katherine Wells, which may have contributed to its dissolution in 1525 by Cardinal Wolsey.
- 10.11 The building was subsequently converted to use as a farmhouse and remained in this use until the 1950s, when it became a country club. It was most recently used as a public house, before closing in 2013.
- 10.12 The listed building comprises a single long, rectangular range running north-south, arranged over two storeys plus attics, with a projecting stair turret on the west elevation. It is constructed of local limestone rubble with squared dressings, and a plain clay tiled roof with stone and brick ridge stacks. It was originally built in the 15th century as the dormitory range for the inhabitants of the priory, and much of the east elevation dates from this period, including the run of small first-floor windows that illustrate the change from communal living to individual cells amongst such religious communities at this time. Much of its present character arises from its conversion, around 1600 or shortly after, to a farmhouse, when the west wall was probably rebuilt entirely, and a projecting stair tower was added on the west side, with carved balusters, newel posts and arched heads on the staircase that still survive within the building. New floors and chimney stacks were also inserted into the formerly open dormitory above, and the queen post roof was reconstructed (although some of the 15th century tie beams were reused), and a series of new windows and a new doorway was inserted. In the late-18th or very early 19th century a two-storey extension was added at the northern end of the farm. An opening at first floor level in its west elevation indicates that its first floor may originally have been used as a hayloft, possibly with an animal shelter at ground floor level.
- 10.13 In summary, the Grade II* listed building possesses a high level of historic and architectural special interest as one of the most significant and substantially complete examples of late-medieval monastic domestic architecture in Oxfordshire and one of the very few surviving English nunnery dormitory ranges of the late-medieval period nationally. The fabric surviving from its conversion to use as a farmhouse c.1600 constitutes a very well-preserved example of the conversion of monastic fabric to secular domestic use in the Post-Reformation period. It is also likely that further archaeological investigation, including dendrochronology, if feasible, would yield further information about the spatial and functional organisation of the building and its alteration over time, both as a dormitory range and as a farmhouse.

- 10.14 The setting of the listed building has been significantly compromised in the past by the development of the Ozone Leisure Park and the Hampton by Hilton Hotel, which has impinged on the Priory's below ground setting, detracts from one's understanding of the historically rural setting of the setting of the asset, and, on account of their scale and low architectural quality, forms distracting elements in views of the asset. Nonetheless, the listed building retains a significant below-ground archaeological setting, and there remains an appreciation of open sky and/or tree cover over the roof of the structure – particularly when travelling along Grenoble Road from the West and from the northeast - and long views outwards to green boundaries which are cues to its former rural setting. The recent application for the development of Plot 27 of the adjacent Science Park should also reinstate a garden to the west of the priory dormitory range, which will improve its immediate setting. Aspects of the asset's setting therefore still contribute positively to its significance.

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

- 10.15 The stripping out of modern internal fixtures, fittings, services and finishes would remove non-original twentieth century fabric. This modern fabric does not contribute to the significance of the listed building, and its removal would better reveal the historic fabric and would facilitate the programme of structural investigation and repairs that also form part of this application. As noted in the submitted Written Scheme of Investigation (WSI), the modern fabric is clearly discernible, which minimises the risk of historic fabric being removed or damaged when the work is done, and this would be further ensured by the watching brief element of the level III building recording set out in the WSI, which should be secured by condition. Where the building's fabric is disturbed by the stripping out works, it is proposed to make good the historic fabric using appropriate methods and materials once the underlying fabric has dried out sufficiently, which would help prevent any harm to the listed building through prolonged exposure of vulnerable fabric.
- 10.16 Removing modern wall finishes such as tiles and wallpaper risks damaging any historic lime plaster below, and likewise the removal of paint from the historic timbers risks damage to their surface. The removal of the cementitious plaster from the ground floor walls without damaging the stone beneath poses a particular challenge. However, only a low level of less than substantial harm is likely, and the removal of these impervious finishes is necessary to enable the building's historic fabric to dry out, which is vitally important for its long-term preservation. On balance, therefore, these stripping out works would be beneficial to the listed building; but a condition should be applied requiring trial areas of the removal methods for the modern finishes to be carried out, and approved by the Local Planning Authority, in advance of wider removal to establish appropriate methodologies and ensure unnecessary damage is not caused to the historic fabric.
- 10.17 The opening up works proposed at fabric junctions is likely to result in the localised loss of some significant fabric, such as historic lathe and plaster. However, the works are confined to discreet locations specified by the structural engineer and have been kept to the minimum required to enable proper inspection of the building's structural condition and the specification of necessary repairs. It is also proposed to make good where historic fabric is removed on a like-for-like basis. A minor level of less than substantial harm would be caused by the localised loss of historic fabric, but this is clearly and convincingly justified and outweighed by the need to undertake the work to

ensure the building is not at risk of further decline due to structural problems, and to facilitate it being brought back into use, which is in the interest of the building's long-term preservation. Again, it is proposed to make good the disturbed fabric after the investigation is complete.

- 10.18 A full replacement of the roof covering of the listed building will be required in due course, but the localised patch repairs to the roof and proposed works to the flashings and rainwater goods would ensure the building is watertight whilst further proposals for its re-use are developed, arresting further fabric decay during this period. These works are therefore beneficial to the significance of the listed building. The proposed masonry repairs are similarly beneficial, although a condition is recommended to ensure the materials used for these are appropriate in their specification and finished appearance.
- 10.19 A condition should also be applied requiring the submission and approval of a method statement for the proposed repairs to the front door (on the eastern elevation), in the absence of details of the repair works having been provided at application stage. This is to ensure that historic timber and/or hardware is only removed where necessary, and the repairs are carried out to match the existing original work in respect of materials used, detailed execution and finished appearance. Subject to this condition, this aspect of the proposal would preserve the significance of the listed building.
- 10.20 As advised by Officers, in light of previous instances of antisocial behaviour and vandalism in the vacant building, the temporary propping would be arranged so that the security of the building envelope is maintained. It would comprise local support using adjustable steel props and timber spreaders positioned behind the wall line that would remain in situ for the duration of the opening up works and until further works come forward to bring the building back into use. The propping is fully reversible and does not involve any permanent intervention to the historic fabric. Its impact on the significance of the listed building would therefore be neutral.
- 10.21 Replacing the existing plywood boarding with security grilles would improve natural daylight and ventilation within the building, helping the historic fabric to dry out and arrest decay. The grilles would require fixings into the fabric of the building, but these would re-use existing fixing positions and mortar joints where possible to mitigate the harm. They would also detract from the appearance of the listed building for the duration they are in-situ, but less so than the existing boarding. On balance, therefore, it is considered that they would have a neutral impact, subject to a condition ensuring their timely removal once they are no longer required.

Justification for the harm identified

- 10.22 As noted above, there is potential for less than substantial harm arising from the removal of impervious finishes, which could damage the historic substrates below. However, this is clearly and convincingly justified by the need to remove them to enable the historic fabric to dry out, preventing further decay.

- 10.23 A minor level of less than substantial harm would also be caused by the localised loss of historic fabric where opening up works are proposed at fabric junctions. This is justified by the need for greater certainty over the structural condition of the listed building, so that necessary repairs can be carried out if required, and to facilitate it being brought back into use, both of which are in the interest of its long-term preservation.
- 10.24 The harm arising from the new security grilles is justified because it would help to maintain the security of the building whilst also enabling the historic fabric to dry out. Visually, they would also be an improvement on the current unsightly ply boarding.

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

- 10.25 In all instances the harm caused is less than substantial in magnitude and outweighed by associated heritage benefit to the listed building.

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 Minchery Farmhouse, each element that would cause harm has been clearly and convincingly justified, and the benefits of the proposals to the significance of the listed building would clearly outweigh the less than substantial harm caused.
- 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 and DH4 of the adopted Oxford Local Plan 2036, as well as policies HD3 and HD5 of the emerging Oxford Local Plan 2045. 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. Archaeological investigation

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of Level 3 historic building recording work, including a watching brief during the strip out of modern fabric, in accordance with the Written Scheme of Investigation (Keevill Heritage, 2026) 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.

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 Early-Modern fabric, in accordance with policies DH3 and DH4 of the adopted Oxford Local Plan 2036.

4. Protection of internal features

All existing historic internal features such as the principal staircase, plasterwork, cornices, fireplaces, floorboards, doors, doorframes, windows, skirtings 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.

5. Repair of external door

No works to the repair of the historic external door shall take place until a detailed written method statement has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include, but not be limited to:

- a detailed schedule and specification of works;

- identification of all areas of repair, supported by annotated drawings and/or photographs;
- details of materials to be used, including timber species, fixings, resins, fillers, coatings and finishes;
- techniques for repair, including any splicing, piecing-in, consolidation, or replacement elements;
- details of how historic fabric will be retained and protected during the works;
- proposals for cleaning, surface preparation, and finishing;
- -details of workmanship standards and any specialist contractors involved.

The works shall be carried out strictly in accordance with the approved method statement.

Reason: To ensure that the repair of the historic door preserves the special architectural and historic interest of the listed building, in accordance with policy DH3 of the adopted Oxford Local Plan 2036.

6. Stripping out works

No works to remove cementitious plaster from the internal faces of the walls or impervious paint from the exposed timberwork shall take place until sample panels, no larger than 1m² demonstrating the proposed methods of removal have been prepared on site and approved in writing by the Local Planning Authority. The work shall be carried out strictly in accordance with the approved methods.

Works to remove modern wallpaper, tiles and tile adhesive, false floors and ceilings, modern partitions, and cutting out localised sections of historic plasterwork for the structural investigation shall be carried out in accordance with the methodology set out on pp.10-11 of the approved Design and Access Statement (Purcell, 2026).

Reason: To prevent undue harm being caused to the historic fabric of the listed building due to inappropriate methods, in the interest of preserving the significance of the listed building in accordance with policy DH3 of the adopted Oxford Local Plan 2036.

7. Rainwater goods

Where new rainwater goods are to be installed, these shall be of cast iron construction and should match the profile and finish of the existing historic rainwater goods, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure an appropriate appearance for the new work, in the interest of preserving the significance of the listed building in accordance with policy DH3 of the adopted Oxford Local Plan 2036.

8. Making good

9. Notwithstanding the details set out in the approved Design and Access Statement, no works of making good shall be carried out until full details of such works have been submitted to, and approved in writing by, the Local Planning Authority. These details shall include specifications and samples of the materials to be used, including lime plasters; details of the location and extent of any replacement floorboards, with justification; details of the location and extent of damaged areas of lathe and plaster to be repaired and replaced. The works of making good shall be carried out in accordance with the approved details and completed in full within 2 years of the commencement of the works hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the work is carried out using appropriate materials and methods, and to provide sufficient time for the building to dry out naturally but ensure that the building's historic fabric is not left vulnerable to further deterioration due to prolonged exposure, in accordance with policy DH3 of the adopted Oxford Local Plan 2036.

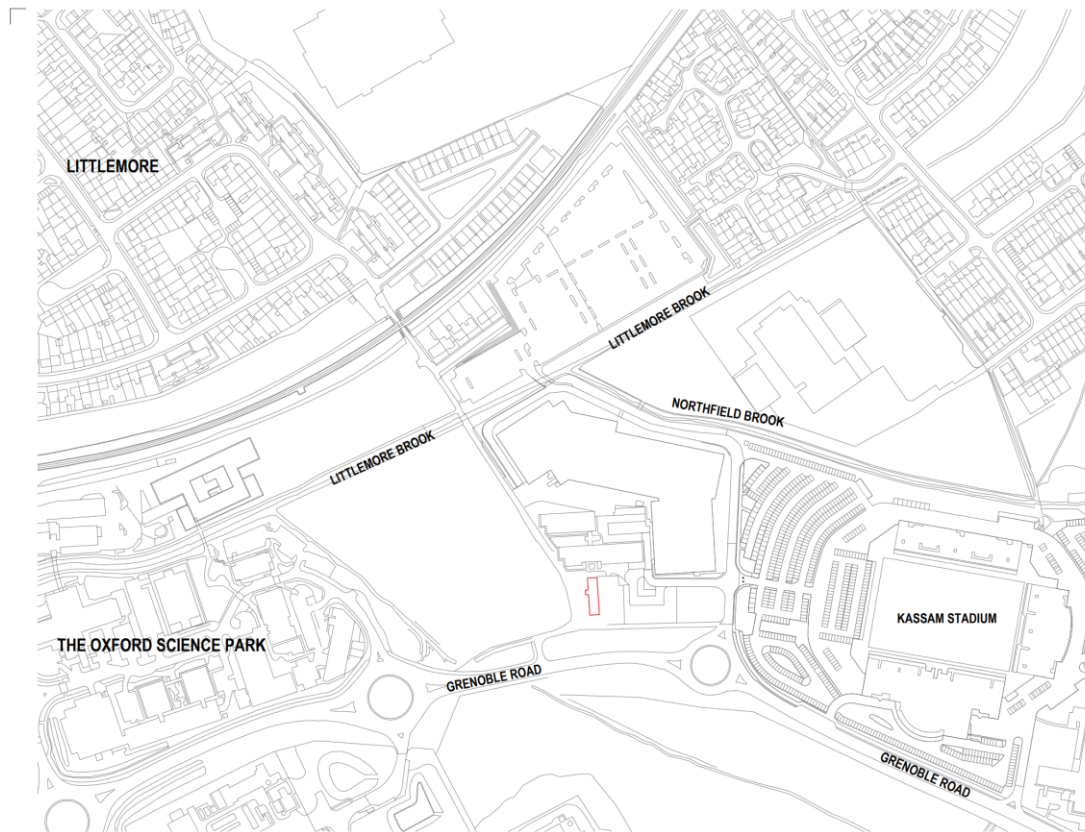
10. Removal when redundant

The hereby approved security grilles shall be retained only for so long as they are required for security purposes. When they are no longer reasonably required, the grilles shall be permanently removed from the building and any fixings shall be made good in a manner that matches the existing original work in respect of materials used, detailed execution and finished appearance.

Reason: In the interest of preserving the special historic and architectural interest of the Grade II* listed building, in accordance with policy DH3 of the adopted Oxford Local Plan 2036.

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.