

On Behalf of: Ms Vanessa Lea
C/o Miss Suzanna Crabtree
11 Walton Street
Oxford
OX1 2HG

APPLICATION FOR LISTED BUILDING CONSENT

Planning (Listed Building and Conservation Areas) Act 1990

DECISION DATE: 24th January 2018

PROPOSAL: Internal and external alterations to ground floor and basement in association with the redevelopment of the Museum of Oxford, including the installation of 2 platform lifts, opening-up of a blind arcade, installation of raised platform and steps, removal of wall sections and partitions, new partitions, new openings, damp-proofing works to basement, and other internal alterations; re-glazing of external pavement lights, and alterations to south west external entrance door.

AT: Town Hall St Aldate's Oxford

NOTICE OF GRANT OF LISTED BUILDING CONSENT

17/03039/LBC

Following consideration of the application in respect of the proposal outlined above, it was resolved to **GRANT LISTED BUILDING CONSENT** for the following reasons:-

- 1 The Council considers that the proposal, subject to the conditions imposed, would accord with the special character, setting, features of special architectural or historic interest of the listed building. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity.
- 2 The City Council has given considerable weight and importance to the desirability of preserving or enhancing this grade II* listed building, as a designated heritage asset. It considers that any harm that would result from the proposed development is justified by the public benefits that would result, namely the creation of a functional entrance and visitor access to the City Museum. The proposal is considered to comply with adopted policies contained within the adopted Oxford Local Plan, the adopted Oxford Core Strategy, the adopted Sites and Housing Plan and National Planning policy and guidance.

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

CONDITIONS :

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

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

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

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

- 3 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work (including historic building recording) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. All works shall be carried out and completed in accordance with the approved written scheme of investigation, unless otherwise agreed in writing by the Local Planning Authority.

The archaeological historic building recording should consist of a level II building survey (Historic England, Understanding Historic Buildings: A Guide to Good Recording Practice, 2016) undertaken prior to the refurbishment works and an intermittent watching brief during the significant interventions into the building fabric. The recording should be undertaken by a professionally qualified archaeologist working to a brief issued by ourselves.

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 Late Saxon and medieval remains, in accordance with policies HE2, HE3 and HE4 of the Adopted Oxford Local Plan 2001-2016.

- 4 All original architectural features which are currently concealed and may be exposed during the progress of the hereby approved stripping out works shall be preserved in situ or relocated in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

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

- 5 All existing historic internal features, such as plaster work, floorboards, ironwork, fireplaces, doors, windows, staircase balustrading and other woodwork, shall remain undisturbed in their existing position, and shall be fully protected during the course of works on site unless expressly specified to the contrary in the approved drawings or agreed as part of other conditions.

Reason: To ensure the retention of in-situ features of special architectural or historic interest in accordance with policies CP1 and HE3 of the Adopted Oxford Local Plan 2001-2016 and policy CS18 of the Oxford Core Strategy 2026.

- 6 The existing spiral iron staircase currently sited on the ground floor shall be retained on site and either used or displayed in a new location as necessary or kept in storage in a suitable location. Details of the new location or storage location, including details of its suitability, shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development.

Reason: To protect the historic interest of the building in accordance with policies CP1 and HE3 of the Adopted Oxford Local Plan 2001-2016 and policy CS18 of the Oxford Core Strategy 2026.

- 7 Notwithstanding the approved plans, the following details regarding the hereby approved new opening within the blind arch shall be submitted to, and approved in writing by, the Local Planning Authority before the relevant parts are installed and the works shall be carried out in accordance with the approved details only.

- a) Method statement and schedule of works for the construction of the new opening through the blind arch and installation of the glass panels and doors,
- b) Large scale drawn details of the glass panels and glass doors showing any elements of framing, fixings, door furniture and finished appearance,
- c) Details of the reinstatement and repair of original historic cornices around the blind arch.

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

- 8 Notwithstanding the approved plans, details of any internal and external ventilation and extraction fixtures and equipment, including soil and vent stacks, heating and air conditioning plant, fume extraction and odour control equipment, to include details of siting, size, design and finished appearance, shall be submitted to, and approved in writing by, the Local Planning Authority before the development commences and only the approved details shall be carried out.

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

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

- a) Large scale drawn details of the new stair and platform lift within gallery 1, including finishes,
- b) Large scale details showing the design and finished appearance of the new lift doors in the former stairwell,
- c) Large scale drawn details of the proposed replacement rooflight in room G.08 (lobby 1).

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

- 10 Notwithstanding the approved plans, a revised door schedule shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the relevant works. The revised door schedule shall show the retention and re-use of as many historic doors as possible together with details of the proposed method of upgrading to the existing doors to achieve the necessary fire rating and large scale drawn details of any new and replacement doors. Works shall only be carried out in accordance with the approved details.

Reason: To conserve the special interest of the building in accordance with policies CP1, HE3 and HE5 of the Adopted Oxford Local Plan 2001-2016 and policy CS18 of the Oxford Core Strategy 2026.

- 11 Notwithstanding the approved plans, following the stripping out works and further investigative works including trial holes, details of proposed new floor, wall and ceiling finishes shall be submitted to, and approved in writing by, the Local Planning Authority before the relevant parts are installed and the works shall be carried out in accordance with the approved details only.

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

INFORMATIVES :-

- 1 In accordance with guidance set out in the National Planning Policy Framework, the Council tries to work positively and proactively with applicants towards achieving sustainable development that accords with the Development Plan and national planning policy objectives. This includes the offer of pre-application advice and, where reasonable and appropriate, the opportunity to submit amended proposals as well as time for constructive discussions during the course of the determination of an application. However, development that is not sustainable and that fails to accord with the requirements of the Development Plan and/or relevant national policy guidance will normally be refused. The Council expects applicants and their agents to adopt a similarly proactive approach in pursuit of sustainable development.
- 2 Any damage caused to the building as a result of the works hereby approved shall be made good to match the existing original work in respect of materials used, detailed execution and finished appearance.

PLEASE NOTE All local plan policies and proposals which are relevant to this decision are specified in the list below which forms part of this decision notice.

CP1 - Oxford Local Plan 2001-2016

Development Proposals - Sets out key criteria expected from new development.

HE3 - Oxford Local Plan 2001-2016

Listed Buildings and their Setting - Sets out approach to development affecting listed buildings or their setting.

HE4 - Oxford Local Plan 2001-2016

Archaeological Remains Within Listed Buildings - Sets out approach to dealing with archaeological remains lying beneath the structure of listed buildings

HE5 - Oxford Local Plan 2001-2016

Fire Safety in Listed Buildings - Sets out approach to proposals for fire precautions, particularly fire escapes, in listed buildings

CS18_ - Core Strategy

Urban design, townscape character and the historic environment - Sets out urban design principles and requires development to respect Oxford's unique townscape and historic environment.

APPROVED PLANS

Reference Number	Version	Description
000		Location Plan
010		Block plans
402		Other
401		Other
352		Other
351		Other
350		Other
305		Elevations
304		Elevations
303		Elevations
211		Floor plans
210		Floor plans
202		Floor plans
201		Floor plans
103		Section
102		Floor plans
101		Floor plans
400	A	Details/Freetext (e.g. Advs, LBs)
301	A	Elevations - Proposed
302	A	Elevations - Proposed
203	A	Elevations - Proposed

**Patsy Dell**

Head of Planning, Sustainable Development and Regulatory Services

Please quote reference number 17/03039/LBC in all communications

Please note that this notice does not relieve the applicant from the need to ensure compliance with the appropriate provisions of the Building Act 1984 and the Building Regulations 2000. Any planning application which involves alterations to the kerb and construction of a vehicle crossing in the highway (including the footway and/or verge) will require a separate written application to be made to the Director of City Works, Cowley Marsh Depot, Marsh Road, Cowley, Oxford OX4 2HH.

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS NOTICE

GUIDANCE NOTES FOR APPLICANTS WHERE AN APPLICATION HAS BEEN APPROVED

1. APPLICATIONS FOR PLANNING PERMISSION, APPROVAL OF RESERVED MATTERS, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT.

If the applicant is aggrieved by the decision of the Local Planning Authority to grant permission, approval or consent subject to conditions he or she may appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990 (or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Regulation 8 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 in respect of listed buildings in conservation area consent), within six months of the date of this notice. (Appeals must be made of a form which is obtainable from The Planning Inspectorate, Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel. 0117 372 6372) www.planning-inspectorate.gov.uk). The Secretary of State has power to allow a longer period of the giving of a notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears that permission for the proposed development could not have been granted by the Local Planning Authority otherwise than subject to the conditions imposed by them having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. The Secretary of State does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by her or him.

1. If planning permission, conservation area consent or listed building consent is granted subject to conditions, whether by the Local Planning Authority or by The Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out any development which has been or would be permitted, he or she may serve on the Oxford City Council a purchase notice requiring the Council to purchase her or his interest in the land under Section 137 of the Town and Country Planning Act 1980 or Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Regulation 9 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 in respect of listed buildings and buildings in conservation areas.
2. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to her or him. The circumstances in which such compensation is payable are set out in Section 114 and Part II of Schedule 3 of the Town and Country Planning Act 1990 (or Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Regulation 9 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 in respect of listed buildings).

2. ADDITIONAL NOTES IN RESPECT OF LISTED BUILDING CONSENT

1. If it is desired to modify the development referred to in the application as submitted or to vary it in any respect a further application will be necessary.
2. This notice refers only to the grant of listed building consent and does not entitle the applicant to assume that the consent of the City Council has been granted for all purposes:
 - (a) Where an application for planning permission under Section 57(1) of the Town and Country Planning Act 1990 has been made, the applicant will be sent a separate notice of decision;
 - (b) a separate notice will be sent in relation to the deposit of plans under the Building Regulations 2000;
 - (c) if the development for which listed building consent has been granted includes the erection of a building for which plans are required to be deposited under the Building Regulations 2000, no work should be done in or for the purpose of erecting that building until the applicant has satisfied herself or himself that the requirements of Section 219 of the Highways Act 1980 have been complied with or that they do not apply to this building.
3. The grant of listed building consent does not absolve the applicant from complying with any restrictive covenants which affect the land referred to in the application.

3. APPLICATION FOR CONSENT TO DISPLAY ADVERTISEMENTS

If the applicant is aggrieved by the decision of the Local Planning Authority to grant consent, subject to conditions, he or she may appeal to the Secretary of State for the Environment in accordance with Regulation 17 and Part 3 of Schedule 4 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 within eight weeks of the receipt of this notice. (Appeals must be made on a form which obtainable from The Planning Inspectorate, Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel. 0117 372 6372) www.planning-inspectorate.gov.uk).

