

Application 11/00975/LB	No:	Ward: Easington	Banbury	Date 17/06/2011	Valid:
Applicant:	Response – Mr John McLaughlin				
Site Address:	42 South Bar Street, Banbury				

Proposal: Conversion of existing offices to 13 no. apartments to include rear service area and bicycle store.

1. Site Description and Proposal

- 1.1 42 South Bar is a Grade II listed office block within the Banbury Conservation Area, close to the town centre. The building is a large, prominent corner site, with a rusticated ground floor, with composite-order pilasters framing the elevations and moulded stone window frames. The main entrance to the building fronts South Bar, but the Crouch Street elevation is similarly detailed, albeit without the extension to the porch. The interior of the building was replaced with a reinforced concrete structure in the early 1970s as part of a scheme to convert the site into offices. The listing of the building followed that development.
- 1.2 The proposal is for the conversion of the building into thirteen apartments with associated works. The proposal involves the renovation of the existing windows and doors, alteration to the internal layouts (currently essentially open plan with demountable internal partitions) to create the flats and internal spaces, and alterations to the rear stairwell to create enclosed balcony spaces.
- 1.3 The application is placed before the Committee for determination as it is the tandem application to a major planning application (reference 11/00974/F).

2. Application Publicity

- 2.1 The application has been advertised by way of a press notice and site notices. The final date for comment was 28th July 2011.
- 2.2 No third party comments were received.

3. Consultations

- 3.1 Banbury Town Council – no objections
- 3.2 Conservation Officer – no objections, subject to conditions as set out below

4. Relevant Planning Policies

- 4.1 National Policy Guidance:
PPS5 – Planning for the Historic Environment
- 4.2 Regional Policy in the South East Plan 2009:
BE6 – Management of the Historic Environment

- 4.3 Local Policy in the Adopted Cherwell Local Plan 1996:
Policy C18 – Listed Building Consent

5. Appraisal

- 5.1 Special regard has been paid to the desirability of preserving the building, its setting and/or any features of special architectural or historical interest which it possesses; the proposal is not considered to be contrary to this aim or that of the relevant policy and is therefore considered acceptable. In addition, the proposal is considered, on balance to be minor and sympathetic to the architectural and historic character of the building.
- 5.2 Whilst the scheme as a whole (the conversion of the building to flats) is a ‘major development’ the works, in terms of their impact on the historic fabric and special interest of the building are considered minor (in policy terms). The inside of the building was replaced with a reinforced concrete structure in the early-1970’s and as such, it is the facades which represent the main historic interest of this site.
- 5.3 The proposal does not significantly alter the appearance of the facades of the building; it proposes renovation and overhaul of all of the existing 4-pane width timber single glazed sash windows and repair where necessary to the external walls. The balconies and windows being added to the rear are within a modern extension, added to provide additional stairs in the 1970s works and the lift shaft to the interior of the building is an existing feature.
- 5.4 This proposal will therefore offer a substantial improvement to the quality of, and understanding of the significance of the Listed Building and will allow the building to be brought fully back into active use, thereby securing its future.

6. Recommendation

Approval, subject to the following conditions;

- 1) SC 1_5A (Time for implementation specific to Listed Buildings)
- 2) Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the plans and documents submitted with the application.

Reason - For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with government guidance in PPS5 – Planning for the Historic Environment.

- 3) SC 5_7B (Making good in materials to match)
- 4) SC 5_5AA (Design details) “internal staircase”

SUMMARY OF REASONS FOR THE GRANT OF LISTED BUILDING CONSENT AND RELEVANT DEVELOPMENT PLAN POLICIES

The Council, as Local Planning Authority, has determined this application in accordance with the development plan unless material considerations indicated otherwise. The proposal is acceptable on its merits as it is considered on balance to be minor and sympathetic to the architectural and historic character of the building. Special regard has been paid to the desirability of preserving the building, its setting and/or any features of special architectural or historical interest which it possesses; the proposal is therefore in accordance with government guidance contained in PPS5 – Planning for the Historic Environment, Policy

BE6 of the South East Plan 2009 and Policy C18 of the adopted Cherwell Local Plan. For the reasons given above and having regard to all other matters raised, the Council considers that the application should be approved and listed building consent granted subject to appropriate conditions, as set out above.

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