

Site Address: 1 Almshouses, Church Street, Kidlington

14/00467/LB

Ward: Kidlington North

District Councillor: Cllrs. Rose and Williamson

Case Officer: Caroline Roche

Recommendation: Approval

Applicant: Lady Ann Moretons Almshouses

Application Description: Works associated with removal of bath and fitting of shower

Committee Referral: Cherwell District Council acting as agent
Committee Date: 15 May 2014

1. Site Description and Proposed Development

- 1.1 The application relates to the one of the listed Almshouses located on Church Street in Kidlington. The property is grade II listed and located within the Church Street Conservation Area. There are other listed buildings within close proximity to the site and the area is also of medium archaeological interest. There are other constraints such as potentially contaminated land, protected species and a public footpath in the vicinity but these are not considered relevant given the nature of the application.
- 1.2 The proposal seeks listed building consent for works associated with the insertion of a new shower. The works will be carried out in a 1950's extension to the building and the elements which require listed building consent include the removal of a small area of the floor as this affects the fabric of the building, although in this flat it is concrete. Existing pipe work will be utilised therefore there will be no external changes to the property.

Planning History

- 1.3 There are a variety of historic full and listed building applications relating to this site. However none of them are directly relevant to the consideration of this application.

2. Application Publicity

- 2.1 The application has been advertised by way of site notice and a press notice. The formal consultation period expires on 8 May 2014.

To date no letters have been received in relation to the application.

3. Consultations (full responses can be seen on the Council's website)

- 3.1 Kidlington Parish Council: No comments received to date.

Cherwell District Council Consultees

- 3.2 Conservation Officer: No objections in principle. As the work is proposed for the mid-20th century area only, and is work necessary for the long-term use of the building, I do not believe that the harm will outweigh the public benefit in this instance. All repairs to be made good using matching materials. Should any works be necessary to the earlier part of the building, the applicant is advised to contact the team prior to conducting the work.

Oxfordshire County Council Consultees

3.3 None

4. Relevant National and Local Policy and Guidance

4.1 Development Plan Policy

Adopted Cherwell Local Plan (Saved Policies)
C18 Works to listed buildings

4.2 Other Material Policy and Guidance

National Planning Policy Framework

Submission Cherwell Local Plan (January 2014)

The Submission Local Plan has been through public consultation and was submitted to PINs in January 2014 for Examination to take place in June 2014.

The Submission Local Plan does not have Development Plan status but is a material planning consideration. The Plan sets out the Council's strategy for the District to 2031. The policies listed below are considered to be material to this case:

ESD16: Character and appearance of the Built Environment

5. Appraisal

5.1 The key issues for consideration in this application are:

- Impact on the historic fabric

Impact on the historic fabric

5.2 Policy C18 of the adopted Cherwell Local Plan seeks to ensure that in determining applications for listed building consent special regard will be had to the desirability of preserving the buildings or its setting or any features of architectural or historic interest. Approval should only be given for alterations that are minor and sympathetic to the architectural and historic character of the building. It is considered that the proposals are so minor in nature that they do not affect any features of architectural significance. Furthermore as the work is being carried out in the mid 20th century extension the area affected is not of great historic significance. It is considered that policy C18 of the adopted Plan is complied with.

5.3 The NPPF requires consideration to be given to the significance of a designated heritage asset and great weight should be given to the asset's conservation. It is not considered that the significance of this heritage asset will be adversely affected as a result of the works proposed as no significant alteration or destruction is taking place. As such the proposal is in compliance with the guidance in the NPPF.

Engagement

5.4 With regard to the duty set out in paragraphs 186 and 187 of the Framework, no problems or issues have arisen through the assessment of the application, as such there has been no communications with regard to the application. It is considered that the duty to be positive and proactive will have been discharged through the efficient and timely determination of the application.

Conclusion

- 5.5 It is considered that the proposal complies with the policies set out above and as such the application should be approved.

6. Recommendation

Approval subject to;

a) The expiration of the consultation period (8 May), and the consideration of any further consultation responses

b) The following conditions;

1. The works to which this consent relates shall be begun not later than the expiration of three years beginning with the date of this consent. Reason - To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the planning application forms, Design and Access Statement and the following approved plans; CHR2014/AJS/1AHK. Reason: For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority, and in accordance with Government guidance contained within the National Planning Policy Framework.
3. All works of making good shall be carried out in materials and detailed to match the adjoining existing fabric except where shown otherwise on the approved drawings. Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy C18 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

STATEMENT OF ENGAGEMENT

In accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No 2) Order 2012 and paragraphs 186 and 187 of the National Planning Policy Framework (March 2012), this decision has been taken by the Council having worked with the applicant/agent in a positive and proactive way as set out in the application report.