

Case Officer: Matthew Coyne **Ward(s):** Adderbury, Bloxham And Bodicote

Applicant: Property Services Team Solihull MBC

Ward Member(s): Cllr Mike Bishop
Cllr Chris Heath
Cllr Nigel Randall

Proposal: Remove existing walkway and provide new fire rated enclosure to electrical equipment in keeping with public access to the building. Make provision for occasional access for maintenance. Remedy damp to external wall and make good finishes to include disabled WC. Roof repairs have been carried out previously and may have solved the problem. Test for presence of moisture and make good to finishes.

Committee Date: 04/08/2016 **Recommendation:** Approve

1. Application Site and Locality

1.1 The application site is the Old Bodicote House, a stone built former stately home. The building is Grade II listed (of 18th – 19th Century) and has been linked to the 20th Century Council office building. The application specifically relates to the electrical room which is situated in the Old House and is accessible through the main entrance and from an entrance at the rear courtyard.

2. Description of Proposed Development

2.1 The proposal seeks listed building consent for the removal of the existing walkway and the provision of a new fire rated enclosure for the electrical equipment, in keeping with public access to the building. Furthermore, the proposal seeks consent for the repair and making good of the damp to the external wall. All the repair works are to be carried out in matching materials.

2.2 The application is before the Committee as the Council has an interest in the land and buildings.

3. Relevant Planning History

<u>App Ref</u>	<u>Description</u>	<u>Status</u>
01/00892/LB	Internal alterations to the existing reception area and construction of two interview rooms from one existing room	PER
95/00544/LBD	Replace existing 6 windows to 2nd floor with new timber	PER

	sash windows. Take down existing stone parapet and rebuild in Hornton stone to match existing. Stone work repairs/replacement to East elevation in Hornton stone to match existing.	
95/00558/CDC	Temporary office extension. Renewal of CHN.837/87.	PER
98/00629/CDC	Renewal of temporary permission 95/00558/CDC to allow the retention of a temporary office extension.	PER
05/00878/CDC	Porch to main entrance (as amended by Plan No. B5065/05/4 received in the department on 18.08.05).	PER
05/00879/LB	Porch to main entrance (as amended by Plan No. B5065/05/4 received in the department on 18.08.05).	PER
05/02032/CDC	Installation of No. 567 replacement windows to new Bodicote House offices.	REF
05/02033/LB	Installation of 567 No. replacement windows to new Bodicote House offices	REF
07/00720/LB	Removal of 1980's bar from non structural partition as part of kitchen refurbishment	WDN
09/01085/CDC	Extension of the current Car Park to accommodate an additional 28 spaces	PER
09/01818/CDC	Installation of antenna for radio based wide area network communications link.	PER
09/01819/LB	Installation of antenna for radio based wide area network communications link.	PER
10/01867/LB	Refurbishment and internal upgrade of Listed Building. Demolition of internal walls, reinstatement of partition walls, rewire, new fire alarm system, new data cabling, new tea point/wc facilities, new lighting, redecoration including carpets. Construction of new boiler house. Installation of new biomass boiler and associated underground pipe works.	PER
11/00149/CDC	Construction of new boiler house. Installation of new biomass boiler and associated underground pipe works.	PER
11/00223/DISC	Clearance of condition no 4 of 11/00149/CDC	PER
11/01623/F	Installation of 3 no. solar PV arrays	PER
11/01624/LB	Installation of 3 no. solar PV arrays	PER
12/00245/LB	Strengthening work on second floor, work consisting of new steelwork to support the floor as indicated on drawing 5918-001-003, floor to be used for offices	PER
13/01724/CDC	Extension to existing car park	PER
14/00162/DISC	Clearance of condition 3 of 13/01724/CDC	PER

4. Response to Publicity

- 4.1 The application was publicised by way of a press advert and a notice displayed near to the site. No comments were raised by third parties.

5. Response to Consultation

- 5.1 Bodicote Parish Council: No objections

5.2 Cherwell District Council Conservation:

The proposed development is to make some alterations to a service area in the historic part of the grade II listed Bodicote House. The area is currently used as a thoroughfare and electricity plant room. There is an historic fireplace associated with the property located in the immediate area. The proposals were subject to discussion prior to their submission and have been designed to minimise impact on the historic fabric.

There are a number of elements to the proposals.

- 1. The proposal to remove water damaged plaster and replace on a like for like basis is welcomed. Further information is required about the waterproof membrane – it is appreciated that given the use of the area as an electricity plant room safety is paramount, but further details needs to be provided about the potential impact on the historic fabric. Alternative methods for preventing damp penetration into the area may need to be considered.*
- 2. There are no objections to the proposal to provide a fire rated enclosure to the electricity room. This will be in the form of boarding on stud partitioning. A number of options were considered and the question was asked about whether the historic fire place should remain visible. It was agreed that the fireplace could be preserved in-situ and that there was no need for it to be visible. The priority is to minimise impact on the historic fabric. There are no objections to the installation of this as long as physical fixings will be minimal.*
- 3. Further information is required about the ‘plastic renderable membrane’ and how this will allow the building to breathe.*
- 4. There are no objections to the proposal to relocate the existing hatch into the electricity plant area as this is a modern insertion. The proposed location of the new hatch should avoid historic fabric.*

6. **Relevant National and Local Planning Policy and Guidance**

Development Plan Policies:

The Cherwell Local Plan 2011-2031 Part 1 was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The Local Plan 2011-2031 Part 1 replaced a number of the ‘saved’ policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the Development Plan. Planning legislation requires planning decisions to be made in accordance with the Development Plan unless material planning considerations indicate otherwise. The relevant planning policies of Cherwell District’s statutory Development Plan are set out below:

Cherwell Local Plan 2011 - 2031 Part 1

ESD15 - The Character of the Built and Historic Environment

Cherwell Local Plan 1996 (Saved Policies)

C18: Development proposals affecting a listed building

Other Material Planning Considerations:

National Planning Policy Framework (“the Framework”) - National Planning Policy Framework sets out the Government’s planning policies for England and how these are expected to be applied.

Planning Practice Guidance (NPPG) – This sets out regularly updated guidance from central Government to provide assistance in interpreting national planning policy and relevant legislation.

7. Appraisal

Officers consider the principal consideration relevant to the determination of this application to be the proposal’s Impact on the heritage asset.

- 7.1 The proposal would involve minor internal alterations and repairs, including the installation of a new fire rated enclosure; making good of the water damaged plaster; and the relocation of the roof hatch. These works are considered to be minor in nature and would not adversely affect the fabric of the Listed Building. The Conservation Officer welcomed the proposal to remove water damaged plaster and replace on a like for like basis; raised no objections to the proposal to provide a fire rated enclosure to the electricity room; and raised no objections to the proposal to relocate the existing hatch into the electricity plant area as this is a modern insertion. It was, however, requested that further information be submitted relating to the waterproof membrane (or alternative methods for preventing damp penetration). It is considered that this can be dealt with by way of condition.

8. Conclusion

- 8.1 Overall, the works subject of this application would not have a detrimental impact on the fabric of the Listed Building or the character and significance of the Listed Building. It is therefore considered that the proposal complies with Policies C18 of the Cherwell Local Plan 1996 and ESD15 of the Cherwell Local Plan 2011-2031 and Government Guidance contained within the National Planning Policy Framework and is recommended for approval.

9. Recommendation: Approve, subject to 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 condition, the development shall be carried out strictly in accordance with the following plans and documents: Application forms;

Design and Access Statement (Job No 27527); Specification of Works 27527 Rev: A (19/05/16); (BH) 01; (BH) 02; and (BH) 101.

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 contained within the National Planning Policy Framework.

- 3) The removal of the damaged plaster and the insertion of the new loft hatch shall be carried out by hand methods only and without the use of machinery and the existing fireplace is to remain in situ and lay undisturbed by the development.

Reason - To safeguard the preservation and retention of all parts of the existing historic building(s) and to comply with Policy C18 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

- 4) Notwithstanding the approved plans and prior to the commencement of development, full details on the waterproof membrane or other suitable damp prevention method, shall be submitted to and approved in writing by the LPA. The development shall then be carried out fully in accordance with the approved details.

Reason - To safeguard the preservation and retention of all parts of the existing historic building(s) and to comply with Policy C18 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

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