

Former SAPA Profiles Office
Southam Road
Banbury
OX16 2SN

17/02375/LB

Applicant: Honeydew Developments Ltd

Proposal: Extension and conversion of former SAPA office building into a new destination hotel together with supporting facilities.

Ward: Banbury Hardwick

Councillors: Cllr Anthony Ilott
Cllr J A Donaldson
Cllr Nicholas Turner

Reason for Referral: **Major**

Expiry Date: 30 January 2018

Committee Date: 19 July 2018

Recommendation: Approve

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

The application is reported to the Planning Committee, as it is a major application

Proposal

Listed building consent is sought for the extension and conversion of former SAPA office building on Southam Road Banbury into a new destination hotel together with supporting facilities

Consultations

No statutory or non-statutory consultees have raised objections to the application
No third party letters have been received

Planning Policy

The application site is located within the built up area of Banbury at the northern edge of the town and consists of a Grade II listed building. To the south of the site is the canal and a Grade II* listed farmhouse to the north. Three large B8 warehouses are to the rear of the site.

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance.

Conclusion

The key issues arising from the amended application details are:

- Principle of development
- Impact on Designated Heritage Assets
- Justification

The report looks into the key issues in detail, and officers conclude that the proposal is acceptable against the relevant policies, subject to the removal of the objection by the Environment Agency and receipt of satisfactory amended plans in relation to proposed internal columns

**RECOMMENDATION – APPROVE, SUBJECT TO ENVIRONMENT AGENCY
REMOVING THEIR OBJECTION, RECEIPT OF SATISFACTORY AMENDED PLANS
AND SUBJECT TO CONDITIONS**

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1. APPLICATION SITE AND LOCALITY

- 1.1. The application site is located approximately 2.5km from Banbury town centre on the northern edge of the town. The site was previously occupied by SAPA Profiles and was originally the home of the Northern Aluminium Company. The original rolling mill buildings have been removed and the remainder of the site has now been re-developed with 3 number large B8 units which are currently occupied by 'The Entertainer' and 'Amazon'.
- 1.2. The site is bounded by employment uses to the east, the Oxford canal to the south, Southam Road to the west and Noral Way to the north with the Hardwick Business Park and the new strategic residential development currently under construction by Bellway beyond.
- 1.3. There are three residential cottages to the south west of the site adjacent to the canal and Southam Road, and Hardwick farmhouse, a Grade II* Listed Building to the north.
- 1.4. The application site is accessed off the Southam Road via a dedicated service road which also provides access to the cottages to the south of the application site. The offices have been empty since 2008 when the last occupier Alcan moved out.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1. The application relates to the retained Grade II listed office building which was constructed in 1936-7 in Art deco style. The proposed development will comprise a hotel with café/restaurant and spa facilities. The existing listed building will be at the heart of the development containing all of the bedroom suites together with administrative spaces and some elements of the health spa. In addition, one of the banqueting suites will be in the main building at ground floor level. Two new annexe buildings will link to the main building and will contain the café/restaurant facilities together with a second banqueting suite above. A second annex will contain a swimming pool and health spa. The existing building will be extended upwards by the addition of a further two storeys.
- 2.2. The roof extension has been designed as a lightweight flat roofed structure and the restaurant and spa facilities will be constructed in red brick with elements of aluminium cladding to match the existing office building. The proposal also includes internal alterations, including the removal of some partition walls, erection of new internal walls, new staircase to the new floors, renewal of toilet facilities and insertion of customer and service lifts. External alterations include the provision of access ramps to the front and rear, works of general repair, decluttering and reinstatement. All rooms and spaces within the building identified as being of significance are stated to be retained. These include the entrance foyer, front and

rear staircases, panelled room at first floor, central rooflight above the main stairs, central spine corridor to the ground floor and first floors, board room and directors office.

- 2.3. An application for planning permission is also for consideration on this agenda (17/02374/F) refers.

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:

<u>Application Ref.</u>	<u>Proposal</u>	<u>Decision</u>
10/01575/OUT	Re-development of former factory site for employment uses (Use classes B1, B2 and B8) with associated car parking, servicing and landscaping	Application Permitted
11/01527/F	Works of repair, refurbishment and alteration to Grade II listed office building, relocation of gates and refurbishment of lodge house	Application Permitted
11/01528/LB	Works of repair, refurbishment and alteration to Grade II listed office building, relocation of gates and refurbishment of lodge house	Application Permitted
17/02374/F	Extension and conversion of former SAPA office building into a new destination hotel together with supporting facilities	Pending Decision
17/00088/SO	Screening opinion to 17/02374/F - proposed conversion and extension of former SAPA office building into a new destination hotel together with supporting facilities	EIA Not required
15/01685/F	Installation of a Peak Power Generation Plant and associated development	Application Refused and dismissed at appeal
16/00645/F	Installation of a Peak Power Generation Plant and associated development	Application Refused

4. PRE-APPLICATION DISCUSSIONS

- 4.1. The following pre-application discussions have taken place with regard to this proposal:

Application Ref.

Proposal

17/00121/PREAPP Proposed Extension and Conversion of former SAPA office building into a new destination hotel together with supporting facilities.

- 4.2. The principle of the use of the building as a hotel with associated facilities was considered acceptable in that it will ensure that this historic building is returned to beneficial economic use. However, this will be dependent upon the completion of the necessary sequential tests and the submission of appropriate assessments regarding the impact upon the historical integrity of the listed building and its preservation. The roof extension, whilst acceptable in principle was considered to be too large.

5. RESPONSE TO PUBLICITY

- 5.1. This application has been publicised by way of a site notice displayed near the site, by advertisement in the local newspaper, and by letters sent to all properties immediately adjoining the application site that the Council has been able to identify from its records. The final date for comments was 10.05.2018, although comments received after this date and before finalising this report have also been taken into account.
- 5.2. No comments have been raised by third parties

6. RESPONSE TO CONSULTATION

- 6.1. Below is a summary of the consultation responses relevant to this listed building application received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

PARISH/TOWN COUNCIL AND NEIGHBOURHOOD FORUMS

- 6.2. **Banbury Town Council** – no objection

STATUTORY CONSULTEES

- 6.3. **Canal and River Trust** – advise that the issues relevant to this proposal are as follows:

- Impact on the character, appearance and heritage of the waterway corridor
- Increased use of towpath
- Impact on the structural integrity and water quality of the canal due to the drainage proposals
- Impact on biodiversity of the waterway corridor

On the basis of the information available, it is advised that suitable worded conditions and a legal agreement are necessary to address these matters. The comments can be read in detail in the application documentation and are discussed in more detail below.

NON-STATUTORY CONSULTEES

- 6.4. **Banbury Civic Society** – no comments received

6.5. **Banbury Historical Association** – no comments received

6.6. **Conservation Officer** – in respect of the initial submission raises concerns which are summarised as follows:

- Principle of change of use is a good use for the building, however there are concerns about the inefficient use of space and therefore the need for such a large extension
- Works to the building must ensure that its historical integrity is retained
- No objections to the glazing over the courtyards
- Decorative skylight above the staircase must be retained in situ
- Decorative mouldings to the first floor offices must be preserved
- Details of the works to windows and doors are required
- Significant concerns with the size of the roof extension
- No adequate financial justification for the level of accommodation required
- No structural survey to demonstrate that the building is capable of taking the roof extension
- No objection to the health spa and café buildings

Further comments received on 5th July 2018 in respect of the amended plans and additional documentation are summarised below:

- Whilst the size of the roof extension has been reduced, remain concerned about its size
- The group business model has been imposed on this building rather than working with the constraints and opportunities, the size of the roof extension has therefore not been justified
- Proposed extensions and in particular the roof extension will have a negative impact on the setting of the listed building
- Little detail within the application about the proposed repair and retention of historic fabric, but these can be dealt with by condition
- Concerns with the location of some of the supporting columns within the areas of significance, in particular where they will damage ceiling cornices as well as disrupting the sense of place
- Concerned about how the fabric of the building will be preserved during construction and the lack of detail submitted
- In terms of harm versus public benefit the additional harm to the setting is considered to be less than substantial
- Level of harm during construction is not yet clear and a full detailed method statement will be necessary

- 6.7. **Planning Policy** – proposals will be in general accordance with planning policy subject to the views of the Conservation Team, the receipt of a satisfactory sequential test and the applicant satisfactorily demonstrating that the requirements of Policy SLE1 and C21 have been met. On this basis there would be no planning policy objection. The comments can be read in full on the application file.

7. RELEVANT PLANNING POLICY AND GUIDANCE

- 7.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.2. 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. The relevant planning policies of Cherwell District's statutory Development Plan are set out below:

CHERWELL LOCAL PLAN 2011 - 2031 PART 1 (CLP 2031 Part 1)

- ESD15 - The Character of the Built and Historic Environment
- ESD16 – The Oxford canal

CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- C18 – Development proposals affecting a listed building
- C21 – Re-use of Listed Buildings
- C28 – Layout, design and external appearance of new development

- 7.3. Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Banbury Master Plan SPD

8. APPRAISAL

- 8.1. The key issues for consideration in this case are:

- Principle of development
- Impact on Designated Heritage Assets
- Justification

8.2. Principle of Development

- 8.3. The purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF sets out the economic, social and environmental roles of planning in seeking to achieve sustainable development; contributing to building a strong, responsive and competitive economy; supporting strong, vibrant and healthy communities; and contributing to protecting and enhancing our natural, built and historic environment.

8.4. Impact on Designated Heritage Assets

- 8.5. The key issues in respect of this application are the impact of the proposed extensions and alterations on the historic significance and setting of the Grade II Listed Offices and the adjacent Oxford Canal Conservation Area.
- 8.6. The SAPA premises were originally occupied by the Northern Aluminium Company which produced the majority of the aviation grade aluminium during WWII. The original rolling mills were constructed in 1931. The site is considered to be of great importance in respect of Banbury's historic heritage. The office building was constructed in 1936-7 in Art Deco style, using aluminium as one of the main materials for the windows, doors, internal staircase, skirting boards and other internal features. It still contains many of the original features. The quality of the design and the extensive use of aluminium in both internal and external decorative detail are integral to the overall design and function of the building. The building is constructed in red brick and faced part in stone. The original aluminium double front doors, flanked by aluminium lanterns are glazed with Art Deco decoration in aluminium, while glazed panels above the doors also contain a design in aluminium that incorporates the company logo. These are all considered to be of historic significance which must be protected, retained and repaired as required as part of the development proposals.
- 8.7. The original site gates and gatehouse are also of historic interest and the memorial garden commemorates those members of staff who lost their lives during WWII. The office building was designed by the noted Oxford Architect Gilbert Gardner and was built in two phases. It became a grade II listed building along with the gates, gatehouse and memorial garden in 2008. There have been few significant changes to the office building and its external appearance remains much as it was on its completion in 1937.
- 8.8. The original gatehouse building and site gates were recently renovated and the gates re-instated as part of the proposals to re-develop the site for B8 purposes. Planning and listed building consents were also granted in 2011 for the repair and alterations to the office building. Whilst these consents have now lapsed, the applicant was advised prior to the submission of the applications to have regard to these in terms of understanding what would be acceptable and required in terms of repair and alterations to the building. The memorial garden just to the north west of the site is also a designated heritage asset. The Oxford canal conservation area runs just to the south of the site. The proposals must also be assessed having regard to the setting of these designated heritage assets.
- 8.9. In terms of the interior of the office building, immediately inside the double front doors is an aluminium revolving door. A double staircase in aluminium, with tubular handrail and vertical balusters separated at intervals by horizontals, rises to the first floor and is lit from above by a skylight with Art Deco cube pattern in aluminium. The same balustrade continues around the landing. These are all considered to be of significant historical importance and will be retained in situ within the proposed conversion. Internally there have been some modifications over the years to the original plan form where changes in function and fashion have resulted in the removal of partitions to create open-plan offices on the north side of the building. The large open plan space will be utilised as a banqueting suite for the hotel, and incorporating a link to the new café building. It is proposed to glaze over an internal courtyard to create additional space adjacent to the banqueting suite and this is also considered acceptable as it will not adversely impact on the historical integrity of the building.
- 8.10. Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that '*in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special*

regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’. Further, under Section 72(1) of the same Act, the Local Planning Authority has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

- 8.11. Section 12 of the NPPF – Conserving and enhancing the historic environment sets out the planning guidance regarding heritage assets and advises that in determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage asset affected, including the contribution made to their setting (paragraph 128). The application is accompanied by a Historic Building survey and Heritage Assessment produced by Prospect Archaeology on behalf of the applicant. The Heritage Assessment considers the historic significance of the surviving office building and considers and evaluates the impacts of the proposed development on heritage assets; in particular the office building, entrance gates and memorial garden as well as the Oxford Canal Conservation Area. The report identifies the core areas of significance at ground and first floor levels. This has been assessed by the Conservation Officer who agrees that the areas identified are correct. These areas will be retained as part of the proposal.
- 8.12. In terms of its historical significance, the Northern Aluminium Company was the first modern industrial company to be based in Banbury and made a considerable contribution to the development of the town. Its significance lies in the special role it played during the Second World War, as well as in its intrinsic architectural qualities.
- 8.13. Paragraph 126 emphasises the need for local planning authorities to set out a clear strategy for the conservation and enjoyment of the historic environment, where heritage assets are recognised as an irreplaceable resource which should be preserved in a manner appropriate to their significance. This is achieved through policies in the development plan, these are discussed below.
- 8.14. Paragraph 129 states that ‘Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by the proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and necessary expertise’.
- 8.15. Paragraph 131 advises that in determining applications, local planning authorities should take account of:
 - The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
 - The positive contribution that conservation heritage assets can make to sustainable communities, including their economic viability
 - The desirability of new development making a positive contribution to local character and distinctiveness
- 8.16. Paragraph 132 states: ‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Substantial harm to or loss of a Grade II listed building should be exceptional.’

- 8.17. The NPPF at paragraphs 133 and 134 go on to say that where a development will lead to substantial harm, this harm should be outweighed by the public benefits of the proposal.
- 8.18. The setting of a listed building can often form an essential part of its character and due regard must therefore be given to the desirability of preserving the setting of such buildings, resisting development that would adversely affect it. It is acknowledged that the setting of the existing offices is against large B8 buildings, however, this site has been historically an employment site with associated rolling mill buildings and it was therefore considered that the re-development of the site for B8 purposes would not cause significant harm to the setting of the listed offices. It is important however that any additions or extensions do not detract from or dominate the office building. Whilst it is acknowledged that the new health spa and café buildings are quite significant additions, and will have an impact on the character and setting of this designated heritage asset, it is considered that the approach taken in terms of erecting new linked buildings set away from the office building; is the correct one and are therefore on balance acceptable in terms of the setting of the building.
- 8.19. Saved Policy C21 of the adopted Cherwell Local Plan 1996 advises that consideration will be given to proposals for the re-use of an unused listed building provided the use is compatible with its character, architectural integrity and setting. It is further advised however that this would only apply where the change of use would not involve substantial alterations to the fabric or setting of the listed building and that the structural limitations of the building should be respected.
- 8.20. The proposal must therefore be assessed in terms of its impact upon the fabric of the Grade II listed offices. The application is accompanied by a Listed Building Structural report and accompanying structural information which seek to demonstrate that the existing building is capable of taking the additional load of the two storey roof extension which will be constructed from lightweight material incorporating a steel skeletal frame, timber and cold rolled metal joists and plywood boarding supported by the construction of additional columns which will be placed internally within the building. It is vital that these new columns are placed where they will not adversely impact on the areas of significance and important historic fabric. Following discussions with the Conservation Officer, a revised submission is awaited in respect of a number of columns which need to be re-positioned. The areas of significance identified within the building will be retained as part of the proposals. Conditions are recommended in this respect.
- 8.21. The Conservation Officer has assessed the proposal and considers the general principle of the change of use of the building to a hotel with the proposed annex extensions to be acceptable but raises concerns about the inefficient use of space in the building and therefore the corresponding requirement for the two storey roof extension. The key concern relates to the visual impact of this two storey addition which she considers fundamentally alters the proportions of the building and unbalances the architectural form of the Art Deco structure and in the absence of justification for the level of accommodation required considers this to be unacceptable.
- 8.22. The applicant's agent has sought to address these concerns. The latest plans indicate a structure constructed of a lightweight material and a reduction in its height by 0.5m. A written statement submitted by the applicant seeks to demonstrate why the extensions and proposed floorspace are required in terms of ensuring that the hotel is viable. As mentioned above, Saved Policy C21 and the NPPF consider the re-use of listed buildings. This is a listed building which as previously advised is considered important to the history of Banbury and which has been vacant since

2008, as a result of which the building is slowly deteriorating. It is therefore important that a new use is found for the building before deteriorates further. It is accepted that the roof extension is large, however, in accordance with the NPPF the harm in this case is considered on balance to be outweighed by the benefit of bringing the site back into use.

- 8.23. An assessment of the whole of the proposed extensions, that is, the roof extension, restaurant and health spa buildings indicates that the original office building will be more than doubled in size. This is a large increase and will have a significant impact of the character of this designated heritage asset. Saved Policy C18 of the adopted Cherwell Local Plan 1996 seeks to preserve listed buildings and their settings and advises that consent will normally only be granted for alterations or extensions to listed buildings which are minor and sympathetic to the architectural and historic character of the building. The proposal, due to its scale of change is contrary to that policy. As previously discussed however, the level of harm to the building must be considered against the public benefit of securing the future of the building. In this case, on balance, it is considered that the level of harm to the listed building and its setting will be less than substantial and is therefore acceptable.
- 8.24. It should be noted that the character of a listed building is determined by the detail of its structure as well as its appearance. This building is a showcase to the use of aluminium and the applicant was advised during pre-application discussions that the external and internal historic fabric must be protected during construction and preserved as part of the proposals, and that this must also be expressed in terms of the proposed extensions. The roof extension has been designed as a lightweight structure, similar to that on the Tate Modern and in this respect is considered to be an appropriate approach. The application submission is currently not clear about the level of harm to the historic fixtures and fittings (including door panels, skirting, panelling, light fittings, door furniture etc), but it is considered that this can be minimised and mitigated through conditions. A full detailed method statement will also be required detailing how the historic fabric will be protected during the works.
- 8.25. Policy ESD13 of the adopted Cherwell Local Plan 2011-2031 states that proposals will not be permitted if they would harm the setting of settlements, buildings, structure or other landmark features, or harm the historic value of a landscape and Policy ESD15 of that plan states that proposals should conserve, sustain and enhance designated and non-designated heritage assets, including buildings, features, archaeology, conservation areas and their settings, and to ensure that new development is sensitively sited and integrated and include information on heritage assets, sufficient to assess the potential impact of the proposal on their significance.
- 8.26. The site is located to the north of the Oxford canal, which is a designated conservation area. The proposals must therefore be assessed in terms of their impact upon the setting of this adjacent conservation area. The office building and proposed extensions are situated some distance from the canal corridor and it is therefore considered that, whilst the proposals will be visible, in particular the proposed roof extension, the visual impact from the canal will be limited and therefore it is not considered that the proposals will cause harm to the setting of the adjacent Oxford canal conservation area. The Canal and River Trust have raised some concerns regarding the proposed health spa building and the blank elevation proposed, which might be visible from the canal, and advise that if visible it would benefit from added interest to this elevation.
- 8.27. Having regard to the above, it is considered that the proposed extensions and alterations to the building as proposed are significant, however, they will ensure that this vacant designated heritage asset is returned to an economic beneficial use and

the proposal is therefore on balance in accordance with the policies in the development plan and the advice within the NPPF.

9. PLANNING BALANCE AND CONCLUSION

- 9.1. The purpose of the planning system is to contribute to the achievement of sustainable development and the NPPF defines this as having 3 dimensions: economic, social and environmental. At the heart of the NPPF is a presumption in favour of sustainable development and in the context of this application this would include conserving and enhancing the historic environment.
- 9.2. As stated above, this building has been vacant since 2008 and is slowly deteriorating. On balance, it is concluded that the proposed extensions and alterations will cause less than substantial harm to the historic fabric and character and the setting of the listed building and will enable the building to be brought back in to economic beneficial use. The proposals are thus considered to be in accordance with the above mentioned policies and the advice within the NPPF.

10. RECOMMENDATION

Delegate to the Assistant Director of Planning Policy and Development to grant permission, subject to:

- (a) the removal of the objection by the Environment Agency;
- (b) receipt of satisfactory amended plans in relation to proposed internal columns, and;
- (c) the conditions set out below (and any amendments to those conditions as deemed necessary)

- 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] and drawings numbered: [insert]

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 Prior to the commencement of the development hereby approved, samples of the materials to be used in the construction of the roof of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved.

Reason - To ensure the satisfactory appearance of the completed development and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

- 4 Prior to the commencement of the development hereby approved, in accordance with condition 3 above a brick sample panel, to demonstrate brick type, colour, texture, face bond and pointing (minimum 1m² in size) shall be constructed on

site, inspected and approved in writing by the Local Planning Authority. Thereafter, the external walls of the development shall be constructed in strict accordance with the approved brick sample panel.

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 ESD 15 of the Cherwell Local Plan 2011-2031, saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

- 5 Prior to the commencement of the development, full details of the doors and windows hereby approved, at a scale of 1:20 including a cross section, cill, lintel and recess detail and colour/finish, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the doors and windows shall be installed within the building in accordance with the approved details.

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 ESD 15 of the Cherwell Local Plan 2011-2031, saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

- 8 All work of demolition of any part of the building shall be carried out by hand methods only and without the use of machinery.

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.

- 9 All works of making good shall be carried out in materials and detailed to match the 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

- 10 That any remedial stonework necessary for the repair or making good of the cills and walls shall be carried out in stone of the same type, texture, colour and appearance as the stone on the existing building and shall be laid, dressed, coursed and pointed to match that of the existing building unless otherwise approved in writing by the Local Planning Authority prior to the works commencing.

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 Government advice in National Planning Policy Framework, Policy ESD15 of the adopted Cherwell Local Plan 2011-2031 and Saved Policy C18 of the adopted Cherwell Local Plan.

- 11 The construction of the new development shall be carried out in such a manner as to ensure that the existing building is preserved and not structurally or superficially altered in any way whatsoever, and the said building shall be structurally supported and weatherproofed at all times during the construction period in accordance with established building practice.

	Reason - To safeguard the preservation and retention of the existing historic building to comply with Government advice in National Planning Policy Framework, Policy ESD15 of the adopted Cherwell Local Plan and Saved Policy C18 of the adopted Cherwell Local Plan.
12	<p>No demolitions, stripping out, removal of structural elements, replacement of original joinery or fittings and finishes shall be carried out unless otherwise agreed in writing by the Local Planning Authority.</p> <p>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 Government advice in National Planning Policy Framework, Planning for the Historic Environment, Policy C18 of the adopted Cherwell Local Plan and Policy ESD 15 of the adopted Cherwell Local Plan 2011-2031.</p>
13	<p>That full design details of the replacement windows and works to the revolving doors and new side doors to the main entrance to a scale of 1:20, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall be carried out in accordance with the approved details.</p> <p>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 Government advice in National Planning Policy Framework, Policy ESD15 of the adopted Cherwell Local Plan 2011-2031 and Saved Policy C18 of the adopted Cherwell Local Plan.</p>
14	<p>That the proposed replacement windows shall be of exactly the same design, appearance and size as the existing historical original windows.</p> <p>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 Government advice in National Planning Policy Framework, Policy ESD15 of the adopted Cherwell local Plan 2011-2031 and Saved Policy C18 of the adopted Cherwell Local Plan.</p>
15	<p>All new works and works of making good shall be carried out in materials and detailed to match the original fabric.</p> <p>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 Government advice in National Planning Policy Framework, Policy ESD15 of the adopted Cherwell Local Plan 2011-2031 and Saved Policy C18 of the adopted Cherwell Local Plan.</p>
16	<p>That prior to the commencement of any development on the site, full construction details of the proposed disabled ramps and design details of the proposed railings, to a scale of 1:20, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.</p> <p>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 Government advice in National Planning Policy Framework, Policy ESD15 of the adopted Cherwell Local Plan 2011-2031 and Saved Policy C18 of the adopted Cherwell Local Plan.</p>

- 17 That prior to the commencement of any development on the site, a method statement produced by a specialist contractor detailing the repair of the existing fabric, such as the cracked stone cills in-situ, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved works.
- 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 Government advice in National Planning Policy Framework, Policy ESD15 of the adopted Cherwell local Plan 2011-2031 and Saved Policy C18 of the adopted Cherwell Local Plan.
- 18 That prior to the commencement of any internal works, full details and a method statement relating to the insertion of the lifts as shown on the plans shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved works.
- 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 Government advice in National Planning Policy Framework, Policy ESD15 of the adopted Cherwell Local Plan 2011-2031 and saved Policy C18 of the adopted Cherwell Local Plan.
- 19 That prior to the commencement of any development, full details and a method statement produced by a specialist contractor, of the repairs to the damaged plaster, replacement of damaged cornices and general repairs to the interior and exterior of the building shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the agreed works and details.
- 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 Government advice in National Planning Policy Framework, Policy ESD15 of the adopted Cherwell local Plan 2011-2031 and saved Policy C18 of the adopted Cherwell Local Plan.
- 20 Prior to the commencement of any development on the site, full details of the proposed glazed canopy, including any proposed adaptations to the structure of any fixings to the listed building shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details
- 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 Government advice in National Planning Policy Framework, Policy ESD15 of the adopted Cherwell local Plan 2011-2031 and saved Policy C18 of the adopted Cherwell Local Plan.
- 21 That prior to the commencement of any works, a full detailed method statement and schedule of works produced by a specialist construction engineer and listed building contractor, setting out precisely how the existing fabric will be protected during the development, and in particular, the proposed roof extension shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the method statement approved.
- 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 Government advice in National Planning Policy Framework, Policy ESD15 of the adopted Cherwell local Plan 2011-2031 and saved Policy C18 of the adopted Cherwell Local Plan.

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