

<b>Application</b> 10/01867/LB	<b>No:</b>	<b>Ward: Bloxham and</b> <b>Bodicote</b>	<b>Date</b> 31/01/2011	<b>Valid:</b>
<b>Applicant:</b>	Cherwell District Council			
<b>Site Address:</b>	Old Bodicote House, White Post Road, Bodicote			

**Proposal:** 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.

## 1. Site Description and Proposal

- 1.1 The application site is Old Bodicote House, a Grade II listed 18<sup>th</sup> – 19<sup>th</sup> Century stone built [former] stately home under a complex slate roof. The building has been linked to the 20<sup>th</sup> Century council office building, and its use as offices has led to a number of unsympathetic internal alterations and an accumulation of minor changes and upgrades, common to office buildings undergoing modernisation and computerisation.
- 1.2 The proposal is for a series of internal works for the upgrading and refurbishment of Old Bodicote House. The works will upgrade the standard of the accommodation internally, as well as address a series of structural issues. In addition, the proposal seeks consent for a new boiler house to be sited to the rear of the existing stores building.
- 1.3 The proposals are the result of extensive pre-application discussions between the Conservation Team of the Council and the applicants, and follow the publication of 'Historical and Architectural Survey' of the building, carried out by the Council in 2009.
- 1.4 The application is also accompanied by a planning application (11/00149/CDC refers).

## 2. Application Publicity

- 2.1 The application has been advertised by way of a press notice, site notices and neighbour letters. The final date for comments was 03 March 2011.
- 2.2 No third party representations were received.

## 3. Consultations

- 3.1 Bodicote Parish Council – no objections
- 3.2 Conservation Officer – no objections, subject to conditions

## **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:  
C18 – Development proposals affecting a listed building

## **5. Appraisal**

- 5.1 As the application site is a Listed Building, in determining the application special regard must be paid to the desirability of preserving the building, its setting and/or any features of special architectural or historical interest which it possesses.
- 5.2 The structural works to the building are considered to be necessary and appropriate; they will preserve the building and consequently preserve the inherent special architectural and historic interest. The strengthening works to the floor structures allow the retention of the existing oak beams, which are substantial and are in themselves of historic interest; dictating as they do the size of the rooms.
- 5.3 The re-decoration, re-wiring and upgrading works to the interior are also considered to be acceptable, as they will allow the building to be brought back into use, thereby ensuring its future preservation.
- 5.4 The addition of the boiler house and the works necessary to connect it to the existing buildings are similarly considered to be acceptable in terms of their impact on the special interest of the historic building.
- 5.5 Whilst the internal refurbishment will result in alterations to the form of some of the spaces, the alterations are not permanent and largely comprise alterations to 20<sup>th</sup> Century internal partitions, and not considered to cause undue harm to the special interest of the building. In particular, the application seeks to retain the ceiling detailing in the main hallway area, alter the lighting scheme to better reflect the likely original appearance of the rooms (up-lighters with lightly painted ceilings to allow diffuse light and the soft appearance of gas/candle light). Elements such as the replacement of the first floor balcony fire-screen with one which better incorporates and respects the historic detailing and proportions is a particular improvement to the historic interest of the building, as it will restore the currently hidden proportions of these rooms.
- 5.6 In conclusion the proposal is considered to be minor and sympathetic to the architectural and historic character of the building. In addition, the proposal offers several improvements to the historic fabric of the building and therefore its significance.
- 5.7 The scheme is therefore considered acceptable in terms of the relevant national, regional and local policy and is recommended for approval.

## **6. Recommendation**

### **Approval, subject to conditions;**

- 1) SC 1\_5A (Time for implementation of Listed Building Consents)
- 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, including the material and finishing details set out therein.

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)

### **Planning Notes**

- 1) The applicant is reminded that this building is included in the Statutory List of Buildings of Architectural or Historic Interest, and no works to the exterior or interior of the building, which materially affect the character may be carried out without the prior express consent of the Local Planning Authority (given through the submission of an application for, and subsequent grant of Listed Building Consent). This consent gives approval only to those works shown on the plans and details submitted to and approved in this application.
- 2) The applicant is further reminded that the carrying out of unauthorised work to a listed building is an offence, punishable by a fine, imprisonment or both, as detailed in Section 9 of the Planning (Listed Buildings & Conservation Areas) Act 1990.
- 3) T1 – Third party rights
- 4) O1 - Archaeology

### **SUMMARY OF REASONS FOR THE GRANT OF PLANNING PERMISSION AND RELEVANT DEVELOPMENT PLAN POLICIES**

WLB2 “BE6” and “C18”

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