

<b>Application</b> 11/00149/CDC	<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. The boiler is intended to be fuelled by wooden pellets, fed from a hopper which will be located in the existing store building at the end of the range of outbuildings. Following the installation of this boiler house, pipe work will be run around the back of the existing kitchen, under the stone wall and into the main building.
- 1.3 The proposals are the result of extensive pre-application discussions between the Conservation Team of the Council and the applicants department, and follows the publication of an 'Historical and Architectural Survey' of the building, carried out by the Council in 2009.
- 1.4 The application is also accompanied by a Listed Building Consent application (10/01867/LB 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 10 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
- 3.3 Ecology Officer – no objections, but requests planning notes
- 3.4 Safer Communities – no objections
- 3.5 Engineering Services – no comments
- 3.6 Building Control – no objections, but several comments which will be passed to the applicant for their information

### **4. Relevant Planning Policies**

- 4.1 National Policy Guidance:  
PPS1: Delivering Sustainable Development  
PPS5: Planning for the Historic Environment
- 4.2 Regional Policy in the South East Plan 2009:  
CC1 – Sustainable Development  
BE6 – Management of the Historic Environment
- 4.3 Local Policy in the Adopted Cherwell Local Plan 1996:  
C18 – Development proposals affecting a listed building  
C28 – Layout design and external appearance of new development  
ENV1 – Development likely to cause detrimental levels of pollution

### **5. Appraisal**

- 5.1 As set out above, the application site is a Grade II listed office building, close to a number of residential properties. As such, the issues to be addressed are the impact on the special interest of the Listed Building, visual amenity, the impact of the proposal on residential amenity and likely environmental impacts arising from the boiler installation.
- 5.2 The addition of the boiler house is not considered to be unacceptable in terms of its impact on visual amenity or residential amenity as it is located to the rear of the service buildings associated with the main building, and views from public areas will be limited.
- 5.3 The Safer Communities Team have been consulted on the potential pollution or noise implications of such an installation and they are satisfied that the biomass boiler will not cause any detrimental or unacceptable pollution or disturbance.
- 5.4 In light of the Grade II listing, special regard has been paid to the special interest of the building; the proposals are considered to be minor and sympathetic to that special character and interest, and the scheme is therefore considered acceptable in this regard. The proposals will result in preservation of, and improvements to, elements of the building which contribute to its' significance. These issues have been explored in more detail in the associated Listed Building application.
- 5.5 The site is identified as being host to swifts, grass snakes and badgers; all of which

are protected species. However, none of these are European Protected Species. It is not necessary to go through the Natural England licensing/derogation tests as the likelihood of an offence being caused is limited, based on the information held by this authority. The applicant will however, be reminded of their legal duties towards protected species and advised to contact the Council's Ecologist to discuss potential biodiversity improvements and associated issues.

- 5.6 The proposal does not raise any issues of highway safety or parking provision, as the use (and intensity of the use) of the building is not changing. Notwithstanding that, there is an extant consent for the extension of the car-park at Bodicote House (09/01085/CDC refers).
- 5.7 The proposal is therefore recommended for approval, subject to the conditions set out.

## **6. Recommendation**

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

- 1) SC 1\_4A (Time for implementation)
- 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)
- 4) Slate sample and treated timber sample for boiler house

### **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
- 5) X1 – Protected Species (add info re: contacting the Council Ecologist prior to starting works)
- 6) I “Building Control”

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

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“does not harm the visual amenities of the area is not likely to cause unacceptable levels of

noise or pollution. In addition, the proposal pays proper regard to the historic significance of and special interest of the Listed Buildings, and is considered appropriate in that regard.”

“CC1 and BE6”

“C18, C28 and ENV1”

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