

On Behalf of:

C/o Mr Alex Wenham
Alex Wenham Limited 118 Kennington Road
Kennington
Kennington
Kennington, Oxford
OX1 5PE
United Kingdom

APPLICATION FOR LISTED BUILDING CONSENT

Planning (Listed Building and Conservation Areas) Act 1990

DECISION DATE: 10th March 2021

PROPOSAL: Refurbishment and repair of the masonry work surrounding the entrance including, like-for-like repair of damage to carved capital, mortar repairs to low-level damage: trials will be carried out to select a lime mortar of good colour and texture match to surrounding areas.

AT: Macdonald Randolph Hotel Beaumont Street Oxford

NOTICE OF GRANT OF LISTED BUILDING CONSENT

20/03207/LBC

Following consideration of the application in respect of the proposal outlined above, it was resolved to **GRANT LISTED BUILDING CONSENT** for the following reasons:-

- 1 The Council considers that the proposal, subject to the conditions imposed, would accord with the special character, setting, features of special architectural or historic interest of the listed building. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity.

subject to the following conditions, which have been imposed for the reasons stated:-

CONDITIONS :

- 1 The works permitted shall be begun not later than the expiration of three years from the date of this consent.

Reason: In accordance with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in accordance with policy DH3 of the Adopted Oxford Local Plan 2036

- 2 Unless specifically excluded by subsequent conditions the works permitted shall be carried out strictly in accordance with the terms of, and subject to, the conditions attached to this consent and in compliance with the details specified in the application and the submitted/amended plans listed in this decision notice.

Reason: As Listed Building Consent has been granted only in respect of the application as approved, to ensure that the development takes the form envisaged by the Local Planning Authority when determining the application in accordance with policy DH3 of the Adopted Oxford Local Plan 2036

- 3 This Listed Building consent relates only to the works specifically shown and described on the approved drawings. Any other works, the need for which becomes apparent as alterations and repairs proceed, are not covered by this consent and details of any other works must be submitted to the council as Local Planning Authority and approved before work continues.

Reason: For the avoidance of doubt and to protect the special interest of the historic building in accordance with policies DH1 and DH3 of the Adopted Oxford Local Plan 2036.

PLEASE NOTE All local plan policies and proposals which are relevant to this decision are specified in the list below which forms part of this decision notice.

DH1 - Oxford Local Plan 2036

DH1 - High quality design and placemaking

DH3 - Oxford Local Plan 2036

DH3 - Designated heritage assets

APPROVED PLANS

Reference Number	Version	Description
01 Vehicle entrance		Elevations - Proposed
06 PROPOSED AREA FOR CLEANING		Elevations - Proposed



Adrian Arnold

Head of Planning Services

Please quote reference number 20/03207/LBC in all communications

Please note that this notice does not relieve the applicant from the need to ensure compliance with the appropriate provisions of the Building Act 1984 and the Building Regulations 2000. Any planning application which involves alterations to the kerb and construction of a vehicle crossing in the

highway (including the footway and/or verge) will require a separate written application to be made to Oxfordshire County Council (Highways), County Hall, New Road, Oxford, OX1 1ND (<http://www.oxfordshire.gov.uk/business/licences-and-permits/dropped-kerbs>).

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS NOTICE

GUIDANCE NOTES FOR APPLICANTS WHERE AN APPLICATION HAS BEEN APPROVED

1. APPLICATIONS FOR PLANNING PERMISSION, APPROVAL OF RESERVED MATTERS, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT.

If the applicant is aggrieved by the decision of the Local Planning Authority to grant permission, approval or consent subject to conditions he or she may appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990 (or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Regulation 8 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 in respect of listed buildings in conservation area consent), within six months of the date of this notice. (Appeals must be made of a form which is obtainable from The Planning Inspectorate, Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel. 0117 372 6372) www.planning-inspectorate.gov.uk). The Secretary of State has power to allow a longer period of the giving of a notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears that permission for the proposed development could not have been granted by the Local Planning Authority otherwise than subject to the conditions imposed by them having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. The Secretary of State does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by her or him.

1. If planning permission, conservation area consent or listed building consent is granted subject to conditions, whether by the Local Planning Authority or by The Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out any development which has been or would be permitted, he or she may serve on the Oxford City Council a purchase notice requiring the Council to purchase her or his interest in the land under Section 137 of the Town and Country Planning Act 1980 or Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Regulation 9 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 in respect of listed buildings and buildings in conservation areas.
2. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to her or him. The circumstances in which such compensation is payable are set out in Section 114 and Part II of Schedule 3 of the Town and Country Planning Act 1990 (or Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Regulation 9 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 in respect of listed buildings).

2. ADDITIONAL NOTES IN RESPECT OF LISTED BUILDING CONSENT

1. If it is desired to modify the development referred to in the application as submitted or to vary it in any respect a further application will be necessary.
2. This notice refers only to the grant of listed building consent and does not entitle the applicant to assume that the consent of the City Council has been granted for all purposes:
 - (a) Where an application for planning permission under Section 57(1) of the Town and Country Planning Act 1990 has been made, the applicant will be sent a separate notice of decision;
 - (b) a separate notice will be sent in relation to the deposit of plans under the Building Regulations 2000;
 - (c) if the development for which listed building consent has been granted includes the erection of a building for which plans are required to be deposited under the Building Regulations 2000, no work should be done in or for the purpose of erecting that building until the applicant has satisfied herself or himself that the requirements of Section 219 of the Highways Act 1980 have been complied with or that they do not apply to this building.
3. The grant of listed building consent does not absolve the applicant from complying with any restrictive covenants which affect the land referred to in the application.

3. APPLICATION FOR CONSENT TO DISPLAY ADVERTISEMENTS

If the applicant is aggrieved by the decision of the Local Planning Authority to grant consent, subject to conditions, he or she may appeal to the Secretary of State for the Environment in accordance with Regulation 17 and Part 3 of Schedule 4 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 within eight weeks of the receipt of this notice. (Appeals must be made on a form which is obtainable from The Planning Inspectorate, Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel. 0117 372 6372) www.planning-inspectorate.gov.uk).

