



Planning Statement

Site: 84 St Aldate's, Oxford

For: Govericks Developments Ltd.

Date: February 2021

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1.0 Introduction

- 1.1 This planning statement has been produced by JPPC on behalf of Govericks Developments Ltd and accompanies an application submitted by ADP Architecture seeking a revised planning permission and listed building consent to the 2017 permissions (17/02029/FUL & 17/02030/LBC) to confirm what was intended to be two residential units to be occupied as a single dwellinghouse together with modest internal changes to facilitate this.
- 1.2 This statement provides a reasoned justification why planning permission and listed building consent should be granted and includes an appraisal of the prevailing planning policy and an assessment of the planning issues raised by the proposed changes.
- 1.3 This statement should be read in conjunction with the drawings produced by ADP Architecture.

2.0 Context

- 2.1 The site is located to the rear of 84 St Aldates, on a plot directly south of Clark's Row which is towards the southern edge of the Oxford Central Conservation Area.
- 2.2 The building is a grade II listed late medieval two storey building, the south of the site is defined by a freestanding Grade II* listed wall, on the west by a freestanding twentieth century brick wall and on its northern edge, is Clarks Row itself which is a public right of way connecting pedestrians between St Aldate's and the law Courts. Adjoining, and east of the site is 84 St Aldates itself which fronts St Aldate's and is in a mixed retail and residential use.
- 2.3 The site is also in proximity to other listed buildings, including 87 St Aldate's which is Grade I listed.
- 2.4 In 2017 both planning permission and listed building consent were granted for the repair and re-erection of the 17th Century rear wing as two, three-bedroom dwellings together with the construction of a new build single three-bedroom dwellinghouse within the rear yard area.

2.5 In 2020, the applications were the subject of a Section 73 application (20/01187/VAR) seeking to vary the approved plan detail. Revisions included minor changes to the materials palette, provision of external amenity space to the first floor area of the rear wing conversion (the application property). The amendments also saw changes to the extent of glazing. The revisions were accepted by the Local Planning Authority in decision notice dated 18th August 2020.

3.0 Planning Policy

Development Plan

- 3.1 The Development Plan consists of the recently Adopted Oxford Local Plan 2036.
- 3.2 Since this submission is largely a variation on an extant and implemented planning permission, I only intend to cover those policies considered relevant to the determination of the variation rather than the in principle policies.
- 3.3 Policy H5 seeks to safeguard housing stock and stipulates that planning permission will not be granted for proposals where there is a net loss in housing stock, except in a range of circumstances set out within the policy.
- 3.4 Policy H16 relates to outdoor amenity space standards and requires development proposals for dwellings to have a direct and convenient access to private open space. The policy sets out a specification based on dwelling type.
- 3.5 Policy RE2 looks to ensure that developments make an efficient use of land.
- 3.6 Policy DH1 advises that planning permission will only be granted for development of high quality design that creates or enhances local distinctiveness.
- 3.7 Policy DH3 concerns designated heritage assets and states that consent will only be granted for proposals that respect and draw inspiration from Oxford's unique historic environment, responding positively to the significance character and distinctiveness of the heritage asset and locality.

- 3.8 Policy DH7 requires consideration to be had to bike and bin stores at the start of the design process to ensure provision is not an afterthought and that the overall design of the scheme is not detrimentally affected.

4.0 Proposals

- 4.1 The application includes the following elements:

Planning Application:

- Alteration to the rear of 84 St Aldate's to provide a single dwellinghouse together with the provision of a new build single dwellinghouse within the former yard area in lieu of a planning permission for the provision of 3 dwellings on the site.

Listed Building Consent – made on a without prejudice basis:

- Internal alteration to provide a single new door opening within a newly erected internal wall at first floor level.
- Re-working of a newly installed staircase to provide access through a new doorway opening at second floor level

5.0 Planning Considerations

- 5.1 The proposal brings forward a single planning consideration which is whether planning permission should be granted for the use of the rear wing as a single dwellinghouse rather than the consented two dwellinghouses.
- 5.2 The proposals also require a heritage assessment due to the changes required to facilitate the single occupation and this is discussed in section 6.0 below.
- 5.3 Planning permission is sought for the 'amalgamation' of accommodation to be provided within the rear wing from two dwellinghouses into a single dwellinghouse. The term amalgamation is used as a means to describe the proposed action rather than an actual action since following the implementation of the 2017, the properties have not been occupied; one of the units is largely complete and the other is underway. At this moment in time, there are no residential dwellings on the site, it is purely a situation of a future benefit.
- 5.4 It is our submission that whilst planning permission is being sought, this is only due to timing circumstance since we are firmly of the opinion that once the

properties are occupied, the amalgamation could be achieved without the need to apply for planning permission.

5.5 In order to convert the consented scheme into a single dwelling, the only physical changes needed relate to the creation of a single internal door opening at first floor level together with a slight re-modelling of a new staircase, the creation of an opening at the top of the stair to gain access into the room along with the removal of the modern staircase between the first and second floor in unit 2. Both the internal wall and the staircase are wholly new additions to the building, thus having no impact on historic character and fabric. Furthermore, the works will be wholly confined to the interior of the property thus not amounting to development. The fact the use of the building as a single dwellinghouse could proceed once the properties have been occupied is, in our opinion a significant fallback which should be given due weight in the consideration of this proposal.

5.6 In the general the statement at the beginning of the Encyclopaedia of Planning - paragraph 1.002.29, sets out the concept of a fallback. It states that: *“sometimes an applicant can demonstrate that the grant of a permission will be less harmful than a use or development which has previously been permitted; this is known, unsurprisingly, as fall-back. In R. (on the application of Samuel Smith Old Brewery (Tadcaster)) v Secretary of State [2009] J.P.L. 1326, Sullivan LJ restated the law applying to fall-back as an aspect of materiality. At [21]-[22] he succinctly stated the principle as follows:*

“21. In order for a prospect to be a real prospect, it does not have to be probably or likely: a possibility will suffice. It is important to bear in mind that “fallback” cases tend to be very fact-specific...

22. It is important, in my judgement, not to constrain what is, or should be, in each case the exercise of a broad planning discretion, based on the individual circumstances of that case, by seeking to constrain appeal decisions within judicial formulations that are not enactments of general application but are themselves simply the judge’s response to the facts of the case before the court.”

If a fallback argument is not to prevail, reasons for rejecting should be given.”

Fallback

5.7 Section 55 of the Town and Country Planning Act 1990 sets out the meaning of development, which includes both operational development and material

changes of use. Subsection 55(2) provides that the carrying out of alterations which affect only the interior of the building and which do not affect its external appearance do not amount to development. The works to facilitate the occupation of the application building as a single dwellinghouse quite wholly and squarely do not amount to development. The works would be confined to the interior of the building and as such no operational development would take place. Planning permission is not therefore required for this part of the proposal.

- 5.8 The property is included in the Statutory list and as such any works, including internal works which affect the historic fabric and interest of the building would require listed building consent – we submit these works would not impact on, or affect the historic fabric and character of the building and therefore do not require listed building consent.
- 5.9 Whilst there may be some discussion or disagreement with the Local Planning Authority on this point, a possible requirement for LBC is not material to the planning considerations of the proposal and likewise, a planning matter is not a consideration for any listed building consent application - only the affect of the works on the special architectural and historic interest of the building are to be considered.
- 5.10 A second strand of Section 55 of the Town and Country Planning Act 1990 requires a consideration as to whether there would be a change of use to the site in question, and if so, whether that change would be ‘material’.
- 5.11 Whilst Section 55(3) confirms that, for the avoidance of doubt, the use as two or more separate dwellinghouses of any building previously used as a single dwellinghouse involves a material change in the use of the building and of each part of it which is so used, it does not provide that the contrary– that amalgamation of two dwellinghouses into a single dwellinghouse is also a material change.
- 5.12 The existing building is currently being renovated to provide two dwellings, both of which fall within Use Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended). The proposed use as a single dwellinghouse would be within the same Use Class. The Order makes clear that *“where a building or other land is used for a purpose of any class specified in the Schedule, the use of that building or that other land for any other purpose of the same class shall not be taken to involve development of the land”*.

- 5.13 However, there is a point whereby the amalgamation of different dwellings into a single dwellinghouse can be taken to be a material change of use. The Courts have previously held (*Richmond on Thames LBC v SOS for the Environment* (2001 JPL 84)) that a planning inspector has erred in law to find as a simple matter of fact and degree that the conversion of a property from seven flats into a single dwellinghouse would not involve a material change in use. In the opinion of the Court, the extent to which a particular use fulfilled a legitimate or recognised planning purpose was relevant in deciding whether a change from that use was a material change in use, and the inspector had therefore erred in ignoring the loss of the accommodation. It is important to note here that the Richmond case referred to a proposal to amalgamate 7 flats to a single dwelling.
- 5.14 In November 2010, an Inspector considered an appeal by Acemark Properties v Camden LBC in respect of the change of use of a property from 5 non-self-contained flats to 3 self-contained flats (page 210 JPL 2011). In allowing the appeal the Inspector considered the various legal authorities which were relevant and the material planning factors pertaining to the case, with the determinant matter being whether a material change of use would take place thus requiring planning permission.
- 5.15 The Inspector took the view that if there was no change in the overall character of the use, there will be no material change of use; such a change would only be material if there were “planning consequences” which would result from the change. The Inspector referred to the Richmond case where the Court found that a change could give rise to important planning considerations and could affect the residential character of an area, put strain on local services, and the stock of accommodation available for rent. He considered that the planning purposes of the existing use and the consequences of the loss should be examined. These are the effects on character, and the implications for policy objectives.
- 5.16 Before discussing character and policy, it is relevant to draw on other recent decisions made by the Local Planning Authority on amalgamation proposals. At 95 and 95a Old Road, Headington (Ref: 19/02558/FUL) officers accepted that these two properties could be amalgamated without planning permission being required, and that this provided a fallback position for the determination of the planning application. This conclusion was reached on the basis of the ability to undertake the necessary works without a need for planning permission.

- 5.17 The officers report stated “ *Having regard to the intermittent use of the second dwelling as a self-contained unit; the shared access to the site from the road and the narrow access to each of the dwellings; and the shared garden and parking area, it is considered that the amalgamation of the two dwellings would not constitute a material change in the use of the buildings. It is noted that a number of external changes are proposed. Nonetheless, the amalgamation of the dwellings could be achieved through internal alterations only. As such, it is considered that the dwellings could be amalgamated without planning permission being required, and that this provides a fallback position for the determination of this application.*”
- 5.18 Officers have also supported other amalgamation proposals at 42 Park Town (19/02141/FUL) and 166A Walton Street.

Character

- 5.19 The prevailing character of the St Aldate’s area is very much that of a core central city location, acknowledging that Oxford has a very unique historic centre.
- 5.20 The application building is to the rear of 84 St Aldate’s, which is a retail unit at ground floor with residential above. The site is surrounded by commercial properties with Christ Church College on the eastern side of St Aldate’s and the Oxford Law Courts to the west/ south-west of the site. This is not a location that is residential in character, it is far from this. It can only be described as a historical central city location.
- 5.21 In assessing the materiality of whether an ‘amalgamation’, again reiterating there will be no loss of residential unit through this proposal, (merely an aspiration or future promise), amounts to ‘development’, it is important to have an understanding and an appreciation of the nature of the proposed use and whether this will have an impact on or be out of character for the locality. In this case, the nature of the proposed use as a single dwellinghouse will read wholly and unequivocally as the extant proposal. The activity that would be created by a single dwelling in occupation of the building compared to the consented two units is undoubtedly likely to be less, or at the very most the same and certainly no more. The general comings and goings of occupiers and visitors is likely to be less or equivalent, definitely no more.

5.22 It is reasonable to conclude therefore, that the activity associated within a dwellinghouse is unlikely to alter discernibly; there are no external changes required to support the single occupation of the building. There will be no perceptible change arising from this proposal.

Policy Implications

5.23 Oxford City has a policy which seeks to protect existing housing stock (Policy H5 of the adopted Local Plan 2036). The policy states:

Policy H5: Development involving loss of dwellings

Planning permission will not be granted for any development that results in the net loss of one or more self-contained dwellings on a site, including family homes (loss of an HMO converted from a self-contained dwelling would be considered a loss of a self-contained dwelling), except in one of the following circumstances:

a) where essential modernisation is proposed to make living accommodation acceptable and it can be shown that loss of a unit is essential for operational reasons or to secure space standards; or

5.24 However, as noted by the Inspector in the cited case above, the fact that a proposal may contravene a policy, does not mean it would amount to a material change of use for which planning permission would be required. The policy would only be relevant if planning permission was required for the change of use.

5.25 Whether this would occur is very much a matter of fact and degree and for the reasons stated in the preceding text, and it is our professional opinion that in this particular case, having regard to the prevailing character of the area, that no external changes are required, there will be no perceptible change in activity associated with the property, and in this particular case, there will be no net loss in housing stock since the development is still being constructed and the properties have not be completed or occupied and finally, the apparent loss of a single unit is small scale in the context of the Council’s wider housing

objectives. It would make very little difference to the overall profile of housing in the City.

- 5.26 what we have demonstrated above is that this proposed change will not result in a net loss of housing stock and as such there is no breach or conflict with policy H5 of the Development Plan.

- 5.27 Policy RE2 of the Local Plan 2036 reflects policy guidance set out within the NPPF and requires development proposal to make efficient use of land. Whilst it is acknowledged that planning permission has been granted for the provision of 3 dwellings on the site and that this is an extant permission, we believe there are other policy matters and material planning considerations that require careful consideration in the assessment of this proposal, and we submit that these matters swing in favour of support for the proposal.

- 5.28 Policy DH1 of the Local Plan requires developments proposals to adopt a high quality of design. It is without doubt that the renovation and refurbishment work associated with the implementation of the 2017 consent have been executed to an exemplar standard. The quality of materials, finish and workmanship are exceptional, and it is recognised that this consent saw the refurbishment of the rear wing of what can only be described as a dilapidated listed building but a building of significant historical importance with it being one of the last pre-civil war properties that survived the fire of Oxford in 1644.

- 5.29 The rear wing, with the benefit of a planning permission and listed building consent is in the process of being converted into two 3-bedroom dwellinghouses (setting aside the new build dwelling). This proposal seeks to amend the 2017 consent to facilitate the use of the rear wing as a single dwelling. We believe there are a number of planning policy and historic benefits associated with this and these are set out in the following section of this report.

- 5.30 The 2017 planning permission was the subject of a successful S73 application which, amongst other matters saw the provision of an external amenity area for units 1 and 2 (the rear wing conversion). Units 1 and 2 have accommodation over 3 floors with the main living area located at first floor to benefit from increased natural light at this level.

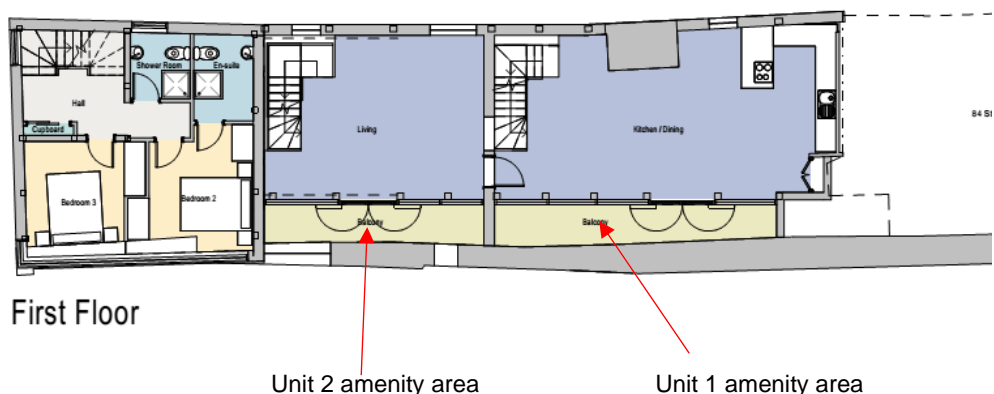
- 5.31 The original 2017 permission did not include the provision of any external amenity space, despite there being policy in place requiring such provision – policy HP13 at the time. Whilst the current scheme was amended to include

some provision, against the current and most up-to-date policy, this provision is below standard adopted policy standard.

5.32 Policy H16 of the Local Plan 2036 stipulates that planning permission will only be granted for dwellings that have access to an area of private open space that meets the following specification:

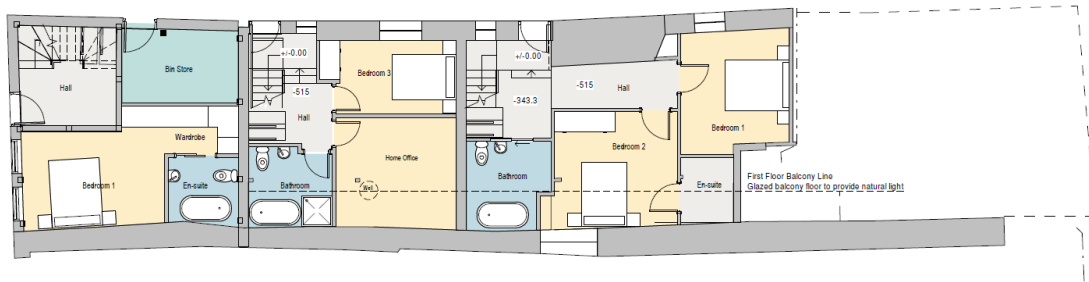
- c) houses of 1 or more bedrooms should provide a private garden, of adequate size and proportions for the size of house proposed, which will be considered to be at least equivalent in size to the original building footprint. Where a directly accessible private outside area is provided, the remaining requirement for outdoor amenity space could be met by provision of shared private amenity space. The private outdoor areas should allow space for outside dining and/or clothes drying, with reasonable circulation, which will require a minimum dimension of 1.5 metres deep by 3 metres long.

5.33 The amenity area available for units 1 and 2 measures 7.5 sqm and 5.7 sqm respectively with a combined area of 13.2 sqm. Policy H16 as detailed above requires dwellinghouses of 1 or more bedrooms to provide a private garden area of adequate size and proportion to the house proposed and the policy considers and this to be at least the equivalent in size to the original building footprint. The policy notes that some of this space can be provided for in a shared amenity area but at least an area of 1.5m by 3m should be directly accessible from the property.



5.34 Whilst the properties would comply with the directly accessible dimensions of amenity space, both properties fall short of the overall private amenity space provision which should be in the region of 63 sqm for unit 1 and 43sqm for unit

2 – based on the footprint of the respective dwellinghouses. As shown on the marked-up plan below:



Ground Floor

- 5.35 The proposed intention to occupy the rear wing as a single dwellinghouse will secure a policy benefit in that there will be a reduction in the number of dwellings with an amenity area that is quite clearly below adopted standards. The importance of external amenity space is a topical issue given the recent pandemic (Covid-19) and public health guidance requiring people to stay at home. It is submitted that this revised proposal is a better fit against policy H16 of the Local Plan 2036 and that this is a material consideration when assessing the proposal against policy RE2.
- 5.36 We believe there are also heritage benefits as the 2020 amendment included a boundary break between the two living environments to provide an element of privacy. By not having this privacy screen, the significance of the building can be better revealed and appreciated as a single rear wing thereby demonstrating a compliance against policy DH3 of the Local Plan.
- 5.37 There are other positive benefits arising from the use of this rear wing as a single dwellinghouse. Use as two dwellinghouses is likely to see a requirement for two sets of external lighting to the frontage of the property and possibly to the rear, along with other domestic paraphernalia associated with occupation of a dwellinghouse, such as a requirement for a television aerial or satellite dish, washing lines/ drying frames, bbq and seating. The need for such domestic trappings would be halved through single occupation thereby providing a positive enhancement to the fabric and setting of the listed building and thus in turn, the wider character and appearance of the Conservation Area – a further positive benefit against policy DH3 and relevant to the consideration against policy RE2.

5.38 Policy DH7 of the Local Plan 2036 requires bin and cycle storage to be actively designed into a scheme. The 2017 scheme saw part of the ground floor of the new build in the former yard area being purposed as an enclosed bin store. This space is somewhat compromised due to physical limitations of the area assigned to bin storage. The reduction from 3 to 2 units on the site would alleviate this pressure and provide the opportunity to create some bike storage within the bin store area, thereby ensuring everything is contained within the buildings. The case officer acknowledged in the 2017 case report that:

Dedicated bin store would be desired, but not essential, as many properties with such historic constraints use bin bags that are collected from (sic) the curbside

5.39 We submit that the proposed reduction in the number of units on the site will reduce the amount of bin provision needed to serve the site and will provide a better fit against policy DH7.

5.40 Policy H14 concerns matters of privacy, daylight and sunlight and seeks to ensure that proposals for new development provides reasonably amenity for future occupants (in addition to existing). The 2017 scheme, as amended in 2020 saw the provision of 2 x 3-bedroom dwellings within the rear wing.

5.41 To make the most of daylight provision - given the proximity and relationship with neighbouring buildings, the proposal sought to provide the principal living accommodation at first floor level with bedrooms provided at ground floor (and second floor). One of the main bedrooms to unit 2 is reliant on daylight and natural ventilation being provided via a high level rooflight with no opportunity to gain any outlook due to it being provided in a flat roof and is modest in its dimensions.

5.42 This proposal reduces the pressure on bedroom provision and sees this space being re-purposed away from principal living accommodation which we consider to be a positive enhancement and a better fit against development plan policy.

5.43 This proposal, in our professional opinion takes a sensitive and realistic approach to the building fabric and site constraints and circumstances and, in the round, will provide a much better fit against policies DH1 and DH3.

- 5.44 In addition to these clear and positive benefits, my client is willing to make Clark's Row private thereby taking the burden of its maintenance away from the public purse.
- 5.45 To conclude, as the Inspector concluded in the Camden case, the change proposed with this proposal, recognising that there are no dwellings at present (because they are not yet complete) and therefore amounts to a future perceived change and no more, is extremely small scale - barely perceptible. The change would have no material impact on policy, in fact it would positively serve a number of the Council's policy objectives, including heritage benefits (set out above and detailed below), which the NPPF recognises great weight should be attributed to. There are significant and material benefits associated with this proposal that, when undertaking the planning balancing exercise shifts the balance in favour of a planning permission being granted.

6.0 Heritage Considerations

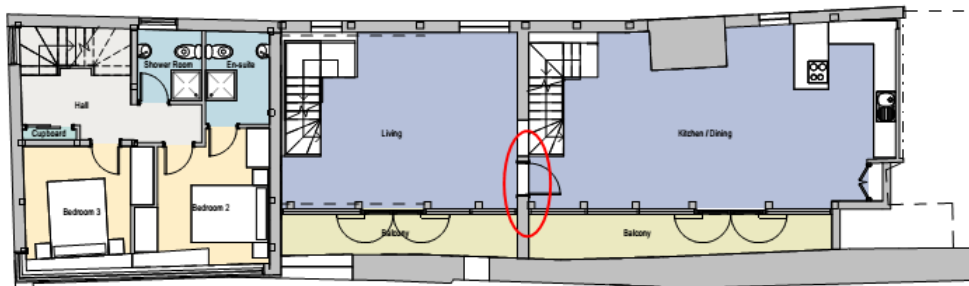
- 6.1 The rear wing, the subject of this application has been subject to detailed structural recording by Oxfordshire Buildings Record during its dismantling stage, which was the subject of earlier consents (Application 09/00753/LBD). This opportunity to record the building by Oxfordshire Buildings Record provided a considerable insight into the likely age of the building and thus provided the historical and evidential interest of the building. It is understood that the building is likely to have dated from the 1630s and during the Civil War was requisitioned by the Royal Court which was resident at Christ Church.
- 6.2 In 2009 planning permission was granted also granted for conversion and extension to provide 2 x dwellings on the site (1x new-build structure) – Application reference 09/00754/FUL relates.
- 6.3 In 2013 planning permission was granted for the conversion of the rear wing into two dwellings together with the provision of a single new build in the former yard (this is the extant permission).
- 6.4 The impact on the heritage assets has previously been very carefully considered. For reasons advanced above, we believe there are clear and compelling heritage benefits to this historic rear wing being used as a single

dwelling. In addition to these points, and more specifically related to the heritage considerations, we set out the following benefits:

- 6.5 The rear wing was historically used and occupied as a single space – the proposed single dwelling use will continue this, thereby preserving and respecting the historic origins and use of the building.
- 6.6 The building will be owned and occupied by a single household which will put a building of historic interest – an irreplaceable asset into one ownership, this can only assist with ensuring the building is looked after and its significance as a heritage asset having continued protection.
- 6.7 It is understood that discussions have taken place with conservation officers at the council as to whether a covenant could be added to the land which requires the buildings to be maintained to a high standard and I am informed that this is the intention. Whilst it is accepted that no material weight can be attributed to this in planning terms, it provides a very clear indication and intention of the current owners to ensure the historic interest of the building is preserved and dutifully respected.
- 6.8 In terms of internal alterations proposed to facilitate the use as a single dwellinghouse. The proposed works are extremely modest in scale and nature and are wholly confined to modern works that have been undertaken to the building within the last year. The works will not, in our professional opinion affect the character of the listed building or the building as a building of special architectural or historic interest. In fact, we submit this listed building consent application on a without prejudice basis since we are firmly of the opinion that the works proposed have no impact on historic fabric or character and should not therefore need listed building consent. This application is only being made to remove any residual doubt as to the authorised nature of the works when they take place.
- 6.9 The proposed works are three-fold, they will i) provide access at first floor level between the respective areas - currently authorised as two dwellinghouses. The extent of works will be no more than the creation of a doorway opening in a newly erected stud partition wall (constructed within the last year) – see the image below showing the construction of the wall:

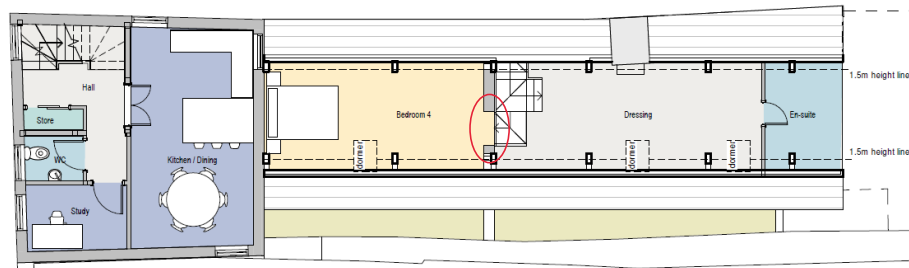


- 6.10 The wall is not a replacement of a historic collapsed wall - its purpose was purely as a means to divide the space to create two separate dwellings – the extracted floorplan below illustrates the proposed change;



First Floor

- 6.11 ii) it is proposed to modify the main staircase in unit 1 at second floor level and create an opening through the wall into the proposed dressing room area – see plan below. The modifications needed are to a modern staircase – installed as part of the 2017 consent and put in place within the last year. The knocking through at second floor level is through the same wall as the proposed works to the first floor – a modern, recently erected wall that has no bearing on the historic plan form or layout of the building.



Second Floor

6.12 iii) it is proposed to remove the modern staircase in unit 2 between the first and second floor.

6.13 The internal changes required to facilitate the occupation as a single dwellinghouse are minimal in scope and will not impact on historic fabric or character.

6.14 Through its single use as one continual space with the opportunity to expose and better reveal more of the historic timber frame and providing further opportunity to appreciate the space as one, as it was originally intended, this represents a very clear heritage-related 'benefit'.

6.15 Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990 stipulates:

Subject to the following provisions of this Act, no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.

6.16 In accordance with the above requirements, if works such as those subject of this application do not affect the character of the building as a building of special architectural or historic interest, there is no reason which listed building consent should be needed and where consent is applied for, why it should be withheld.

6.17 When making a decision on an application a local planning authority must 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. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged. This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (1), applies to all decisions concerning listed buildings.

- 6.18 Paragraph 189 of the NPPF advise that when local planning authorities determine applications, they should require an applicant to describe the significance of the designated heritage asset, including any contribution made by their setting. The Framework goes on to add that the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposals on their significance.
- 6.19 The historic interest and significance lie in the timber frame. For the reasons set out above, it is evident that the proposed internal works, which do not amount to works affecting the special historic and architectural interest of a listed building in any event, coupled with the intended single occupation of the building will provide a clear tangible heritage benefit over and above the extant scheme, thereby demonstrating compliance against national and development plan policy.
- 6.20 The repair and refurbishment works have been executed to an exemplar standard and this would continue to be the case.
- 6.21 The proposals are fully compliant with national policy alongside policy DH3 of the Local Plan and also satisfy the requirements set down in the Planning (Listed Buildings and Conservation Area) Act 1990.

7.0 Conclusion and Summary

- 7.1 This statement has provided an appraisal of the prevailing planning policies which apply along with an assessment of those material planning considerations relevant to the determination of this application.
- 7.2 The proposed use of the building as a single dwellinghouse is achievable without the need of a specific grant of planning permission from the Council and this is a significant fallback in favour of the Council granting planning permission for the proposals.
- 7.3 There are real and tangible benefits associated with the proposal:
- A higher quality design
 - The scheme provides an opportunity to better reveal the significance of the designated heritage asset

- Reduced pressure of bin and cycle storage requirements, a more workable scheme
- Reduced domestic paraphernalia ensuring enhanced setting of the listed buildings and the wider character and appearance of the Conservation Area
- External amenity space to serve a single dwelling
- Improved internal amenity standards through the ability to re-purpose principal living accommodation with limited natural light and ventilation to other domestic uses

7.4 This scheme secures a - better alignment of the proposal with up-to-date development plan policies – policies DH1, DH3, DH7 and H16 to name a few and clear heritage benefits which we consider, outweigh any possible objection to the proposal through policy RE2.

7.5 We hope that officers can support these proposals and duly grant planning and listed building consent for the works.