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L 201116 JL Plant Relocation Application



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Dear Sir / Madam

Application for full planning permission to relocate plant equipment on the roof of the Loft Oxford Building – 134 Cowley Road, Oxford OX4 1JH (part retrospective)

Savills is instructed by Wilton Place Properties to submit an application for full planning permission in respect of the above property. The application relates to the proposed development to relocate an air-cooled condenser unit situated on a roof to the rear of Loft Oxford, 134 Cowley Road, Oxford OX4 1JH. This letter considers the site background and context, planning policy context, relevant planning history, and principle of development.

To this end, we enclose the following documents to accompany the planning application:

Block Plan
Location Plan
Existing Plant Location Plans
Proposed Plant Location Plans

The Council's schedule of fees for the submission of a full planning application for the erection, alteration or replacement of plant or machinery indicates a payment of £462.00. This was submitted earlier in the year when the application was subsequently invalidated. It is our understanding that the fee remains with the Council.

Site Description

Loft Oxford is a four-storey office block located on Cowley Road in Oxford's east end. It is outside of Oxford's Central Conservation Area. There are no listed buildings within the immediate vicinity of the site. The site has been identified as being located within Flood Zone 1 with the lowest probability of flooding.

Currently, the two units on the ground floor are let out to Sainsbury's and Superdrug. The upper floors are currently being let as commercial office space.

Planning History

15/02667/FUL – An application for the erection of third floor extension which included the installation of a glazed enclosure to existing escape stairs at rear, installation of double glazed curtain wall to front side, rear elevations, the provision of a new handrail at third floor level and alterations to roof.

A number of associated applications were submitted subsequently dealing with the discharge of conditions and non-materials amendments.

12/02826/FUL – An application for a three storey extension to rear and extension at roof level as well as the change of use of first, second and third floors to 66-bed hotel with entrance from James Street.

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11/00431/ADV – An application for the installation of two internally illuminated fascia signs and two internally illuminated hanging signs for Sainsbury's.

11/00430/FUL – Installation of 3 no. air condenser units to rear and 3 fan refrigeration units on roof (Sainsbury's Supermarket, 134A Cowley Road)

09/00377/ADV – Application for the retention of high level marketing board at Tyndale House.

The Proposal

The proposal relates to the relocation of an air-cooled condenser unit on the flat roof to the rear of the building. Currently, the condenser unit is situated at the rear of the building, on the top of the ground floor extension which is approximately 2 metres above street level. This proposal seeks to relocate the air condenser unit approximately 5 metres east of its existing location.

The application also seeks to apply retrospective planning permission for the initial relocation of the air-cooled condenser unit from the third floor of Loft Oxford (then known as Tyndale House) to the flat roof during building works as part of application 15/02667/FUL.

The condenser units were approved in their original location as part of an application (11/00430/FUL) which was approved in 2011.

Planning Assessment

Policy V8 of Oxford's Emerging Local Plan (2036) indicates that the siting and appearance of utilities infrastructure should be designed to minimise impacts on amenity and remain as unobtrusive as possible.

Furthermore, Policy DH7 sets out that planning permission will be granted for external servicing features where they are designed as an integrated part of the overall design, or, positioned to minimise their impact.

This proposal seeks to relocate the air-cooled condenser unit approximately 5 metres to the east, minimising impacts on amenity and the surrounding area. Specifically, it has retained its position at the rear of the building, ensuring that no visual harm is cast on Cowley Road's frontage or the primary façade of the building. It therefore accords with both Policy V8 and DH7 of Oxford's emerging Local Plan.

Conclusion

We trust that the above is sufficient to register this full application, and respectfully request that the application is approved without delay. If you have any questions or would like further information please contact me using the details provided at the top of this letter.

Yours faithfully



Joanna Lishman
Associate Planner

Enc.