

JPPC ref: NW/8176
Portal ref: PP-12192413 and PP-12152733

Planning Services
West Oxfordshire District Council

Online Submission

26th May 2023

Dear Sir / Madam

Application to vary conditions 2,3,4 and 7 of 21/01408/FUL and for listed building consent to effectively amend conditions 2, 5 and 6 of 21/01409/LBC.

Old Bull Hotel 105 and 107 High Street Burford

Please find enclosed related applications to vary planning permission 21/01408/FUL and for listed building consent (effectively varying the associated consent 21/01409/LBC).

Planning permission and listed building consent were granted for various works at 105 and 107 High Street on 19th October 2021. Works are proceeding on site to allow the re-opening of the Hotel, for the benefit of the visitor economy on Burford and the District. During works certain small changes have been identified and these applications seek to regularise those. The submissions also seek to provide details previously required by condition.

The applications are accompanied by a revised Heritage Impact Assessment produced by Worledge Associates.

Condition 2 of both consents

These conditions set out the list of approved plans. The nature of the revisions are set out in the accompanying Summary of Amendments. We seek the amendment of the condition to reflect the new drawing list, which is set out at **Appendix 1** to this letter.

Condition 3 of 21/01408/FUL and 5 of 21/01409/LBC

These conditions sought details of the external windows and doors. The enclosed plans 200189-3DR-ZZ-DR-31-31000 to 31004 provide those details. We request the condition is amended to reflect the submission of those details.

Condition 4 of 21/01408/FUL and 6 of 21/01409/LBC

These conditions sought details and a sample of the proposed timber cladding of the new extension. The photo below shows the material – which is natural Cedar cladding which will be left to weather and silver naturally.



Condition 7 of 21/01408/FUL

This condition requires details of the proposed plant enclosures. Enclosed drawing RF89842 SK002B provides these details and we thus request condition 7 is amended to reflect this.

We trust Officers will support these amendments.

Yours faithfully

Neil Warner BA(Hons) MSc MRTPI
Principal
Director of Neil Warner MRTPI Ltd, a Partner of JPPC



APPENDIX 1

- 200189_3DR_00_DR_D20_11020 P03 – Proposed Basement Floor Plan
- 200189_3DR_00_DR_D20_11030 P03 – Proposed Downtakings Basement Floor Plan
- 200189_3DR_00_DR_D40_11040 P03 – Heritage Features Basement Floor Plan
- 200189_3DR_01_DR_D20_11021 P03 – Proposed Ground Floor Plan
- 200189_3DR_01_DR_D20_11031 P03 – Proposed Downtakings Ground Floor Plan
- 200189_3DR_01_DR_D40_11041 P03 – Heritage Features Ground Floor Plan
- 200189_3DR_02_DR_D20_11022 P04 – Proposed First Floor Plan
- 200189_3DR_02_DR_D20_11032 P03 – Proposed Downtakings First Floor Plan
- 200189_3DR_02_DR_D40_11042 P02 – Heritage Features First Floor Plan
- 200189_3DR_03_DR_D20_11023 P03 – Proposed Second Floor Plan
- 200189_3DR_03_DR_D20_11033 P03 – Proposed Downtakings Second Floor Plan
- 200189_3DR_03_DR_D40_11043 P02 – Heritage Features Second Floor Plan
- 200189_3DR_04_DR_D20_11024 P03 – Proposed Third Floor Plan
- 200189_3DR_04_DR_D20_11034 P02 – Proposed Downtakings Third Floor Plan
- 200189_3DR_05_DR_D20_11025 P03 – Proposed Roof Plan
- 200189_3DR_05_DR_D20_11035 P03 – Proposed Downtakings Roof Plan
- 200189_3DR_XX_DR_D20_11026 P04 – Proposed Elevations & Sections 01
- 200189_3DR_XX_DR_D20_11027 P04 – Proposed Elevations & Sections 02
- 200189_3DR_XX_DR_D20_11028 P03 – Proposed Elevations & Sections 03
- 200189_3DR_XX_DR_D20_11036 P03 – Proposed Downtakings Elevations 01
- 200189_3DR_XX_DR_D20_11037 P03 – Proposed Downtakings Elevations 02
- 200189_3DR_XX_DR_D20_11050 P01 – Lift Section
- 200189_3DR_XX_DR_D20_11051 P02 – Proposed Stair Section
- 200189_3DR_ZZ_DR_A_21000 B – Proposed New Build Extension
- 200189_3DR_ZZ_ZZ_DR_A_31000 – Conservation Rooflight Details