

Oxford City Council

29 November 2023

[via the planning portal only](#)

Dear Sir/Madam

Application under S.73 to vary the approved drawings for the site.

Prior approval for demolition of existing three storey office building (Use Class E) and erection of four storey building to provide 20no. flats (Use Class C3) and provision of bin stores. This application is assessed solely in respect of transport and highway impacts; contamination risks; flooding risks; design; external appearance; provision of adequate natural light; amenity; impacts of noise from commercial premises; impact on business and new residents of increase in residential use in the area; impact on heritage and archaeology; the method of demolition; landscaping; and air traffic and defence asset impacts (amended plans). 244 Barns Road Oxford Oxfordshire OX4 3RW

Application Ref. 23/00623/VAR (a variation to prior approval 21/01539/DDW56)

I refer to the above application to vary condition 2 of prior approval with planning permission reference 23/00623/VAR (a variation to prior approval 21/01539/DDW56) which is submitted via the Planning Portal.

Please note:

Conditions 10 (Material Samples), 16 (TPP & AMS), and 17 (Arboricultural Monitoring Programme) to prior approval reference 21/01539/DDW56 were discharged under 21/01539/CND.

Conditions 7 (Contamination phased risk assessment), 12 (Construction Management Plan), 14 (Enhanced sound insulation) and 15 (CEMP) to prior approval reference 21/01539/DDW56 were discharged under 21/01539/CND2.

Development under 23/00623/VAR was commenced on 8 June 2023.

Demolition consent has been granted under section 81 of the Buildings Act 1984 and demolition has commenced in accordance with the conditions thereto.

The Variation Proposed

The variation seeks to amend the approved plans. The drawings make no changes to the approved description of the development (20 flats continue to be proposed), the change is a more economical layout of the flats which has a simpler stair core and access at the front of the building with consequential changes to balconies and landscaping.

Whilst the building has effectively turned 180 degrees, the principal elevation to Barns Road remains substantially unamended. As a result of the rotation, the central balconies and ground floor gardens are moved to the rear improving amenity and air quality for residents and the Active frontage to Barns Road has been enhanced.

The addition of a back garden for unit 2 (with its related access) necessitates the removal of the existing planter with existing trees. Such would be mitigated by replacement planting of appropriate native species of a type and maturity recommended by our arboriculturist to reduce the impact of removal and ensure that privacy is maintained while improving the light to the units themselves.

One 1-bedroom unit on the third floor has been converted to a 2-bed unit. The mix is 6 x 1-bedroom flats and 14 x 2-bedroom flats. Each flat still has its own amenity space be that balcony or garden.

The bike and bin storage remain policy compliant.

Each of the flats would conform to the Council's and the Nationally Described Technical standards in respect of size and the floor areas of each are set out in the schedule of accommodation on the drawings.

The changes to the plans are broadly as follows:

Ground Floor plan

- Stair-core moved from rear to front;
- Terrace removed corner rear units with backdoor onto private garden; and
- Access to the bike store moved.

First Floor & Second plan

- Stair-core moved from rear to front;
- Balconies removed from two of the front units and added to the rear on two units;
- Minor internal layout changes.

Third Floor plan

- Stair-core moved from rear to front;
- Balconies removed from front units and added to rear;
- Unit 15 increased from 1-bed to 2-bed;
- Minor internal layout changes.

West Elevation

Ground floor additional window opening added;
Main access door added and related windows for stair core
First and second floor central balconies removed and replaced with Juliette balconies;
Third floor central balconies removed;
Third floor corner balcony doors no moved to South and North elevations.

South Elevation

First, second and third floor corner balconies west: window replaced by door;
Ground, First, second and third floor corner balconies east: door replaced by window;
Access door to cycle storage moved to front; and
Ground floor central window to replace previous bin store door.

East Elevation

Ground floor corner railings removed (both north and south) and back doors and windows added for units 2 and 4;
Ground floor front access door and window panels for stair core removed;
Ground floor back door added for unit 3 and rear access door added;
First and second floor central balconies added with doors for units 7, 12, 17 and 18
First, second and third floor corner balcony: doors added

North Elevation

Ground floor corner terrace east: railings removed door replace by window;
Ground floor corner west: windows added
First, second and third floor corner balconies east: door replaced by window; and
First, second and third floor corner balconies west: window replaced door.

Landscaping

The rotation of the building through 180 degrees means that there will be more private gardens to the rear; and
The removal of the planter at the rear and replacement planting.

None of the changes proposed would have an impact on those matters listed in the prior approval decision notice which the Council considered in relation to Class ZA of the GPDO

It would also be helpful if:

- i) the relevant conditions on a varied prior approval related to this variation could include reference to those approvals under 23/01539/CND and 23/01539/CND2; and
- ii) the landscaping scheme submitted herewith to deal with the changes resulting from the revised layout might allow the discharge of condition 18 of approval 23/00623/VAR.

Conclusion

This application seeks modest variations to the prior approval granted for application 23/00623/VAR. They have no impact on the matters included in Class ZA under which the original application was assessed by the Council. It is hoped that you will find the changes acceptable.

Please let me know if you require any further information.

Conclusions

The proposed variation will improve the internal living space of the 4-bed units and make them more adaptable to modern family life. The change to the development is minor and the increase to the footprint will not impact on the neighbouring properties.

Should you wish to discuss any aspect of the submission please let me know as the developer wishes to make progress with the archaeological work as soon as possible.

Yours faithfully



Donna Mattfield

Planning and Legal Manager