

JPPC ref: AE/8300

**Planning Portal References: 12683645 &
12683913**

Sarah Hegerty
Planning and Strategic Housing
West Oxfordshire District Council
Woodgreen
Council Offices
Witney
OX28 1NB

18 December 2023

Dear Mr Nelson

Applications for Planning Permission and Listed Building Consent

Section 73 Planning Application: Alterations and extensions, new buildings and landscaping scheme (variation of condition 2 of Planning Permission 22/00767/HHD to allow minor changes to the approved scheme).

Listed Building Consent Application: Internal and external alterations comprising demolition works, extensions, new buildings and landscaping scheme (amendments to 22/0779/LBC).

Wootton Place, Church Street, Wootton, Woodstock, OX20 1EA

Introduction

Please find enclosed related applications to vary planning permission 22/00767/FUL and for listed building consent (effectively varying the associated consent 22/00779/LBC).

The complete drawing list to be included in a new planning permission is included as **Appendix 1**.

The Proposal

As you are aware, Planning permission and listed building consent were granted for internal and external alterations, extensions and new buildings at Wootton Place on 26 May 2022. Following the detailed design development of the approved scheme and the integration of the mechanical, electrical, plumbing and structural engineer's design, it has become clear that some minor amendments to the approved scheme have become necessary.

The proposed changes are relatively minor and are limited to the following:

The John Phillips Planning Consultancy

Partners:

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Main House

- *Internal lining of stable walls to provide insulation to the spaces.*
- *Removal of existing ground bearing slabs and addition of new insulated ground bearing slabs.*
- *Minor alteration of the internal slab level to the existing library.*
- *Addition of a new pair of doors to the east elevation of the stables.*
- *Minor reconfiguring of rooms at FF and SF level.*
- *New opening in wall to Rose Bedroom and the previous en-suite to the guest bed.*
- *Reinstatement of the bedroom above the library.*
- *Levelling of floor joists to the guest bed with the hallway, and in turn raising the ceiling height of the Boot Room (we believe this work will take it back to its historic level).*
- *Replacement of roof structure serving library, study and art studio.*
- *Insertion of metal conservation style rooflights in the new roof.*

Staff Cottage

- *Insertion of two metal conservation style rooflights to staff cottage roof.*
- *Blocking up existing window to match existing.*

Gym

- *Minor reconfiguring of internal spaces within the gym.*
- *Insertion of a new door and window in the front elevation.*

Pool House

- *Increase in depth and width of Pool house and reconfiguration of internal spaces.*

Site

- *Introduction of an external plant area to house ASHP towards the north of the site.*
- *Amendments to the approved landscaping scheme.*

The applications are accompanied by a Design & Access Statement and Heritage Impact Assessment which describe the proposed changes in more detail. Together, the reports also carefully explain how the revised proposals still accord with the policies and advice contained in the National Planning Policy Framework and the adopted West Oxfordshire Local Plan 2031, which together seek to promote high quality design and conserve and enhance the historic environment.

Conditions

In terms of the details required pursuant to conditions of planning permission 22/00767/HHD, we are formally applying for the matters/details reserved by Condition 3 (materials), Condition 4 (ecology details) and Condition 5 (landscaping scheme) to avoid a repeat of those conditions on any new permission granted.

The following information is included:

Condition 3 (building materials)

- Materials Schedule dated 10 August 2023

Material samples including a 1m x 1m Sample Panel of walling will be available to view on site in due course. We will notify officers at the appropriate time so they can arrange a time to go and view them.

Condition 4 (ecology details)

- Biodiversity Enhancement Plan – report ref: W5285_rep_Wootton Place_DoC_12_09_23

Condition 5 (landscaping scheme)

- Landscape Masterplan – drawing ref: Wootton Place_NGD_7.1 A
- Planting Plan 1/4– drawing ref: Wootton Place_NGD_7.2 A
- Planting Plan 2/4 – drawing ref: Wootton Place_NGD_7.3 A
- Planting Plan 3/4- drawing ref: Wootton Place_NGD_7.4 A
- Planting Plan 4/4- drawing ref: Wootton Place_NGD_7.5 A
- Tree Removals Masterplan – drawing ref: Wootton Place_NGD_7.6 A

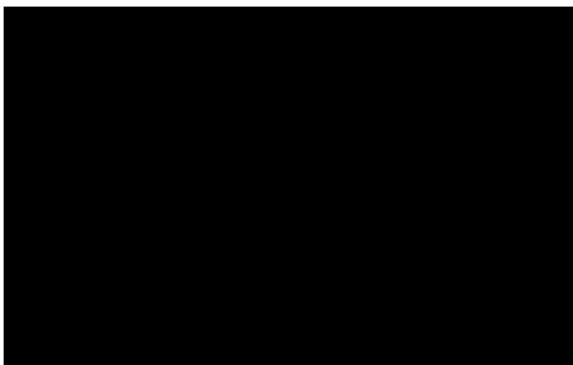
Conclusion

We can confirm that other than the changes identified on the plans/drawings and described here in this covering letter, all other aspects of the development approved by planning permission 22/00767/HHD and listed building consent 22/00779/LBC remain unchanged by these applications.

The amendments proposed are minor in our view and do not cause any material planning harm. As such, it is hoped that officers will agree that the proposed changes accord with relevant development plan policies and will recommend that planning permission and listed building consent is granted.

Should you require any further information please do not hesitate to contact me.

Yours sincerely



Appendix 1

- Location Plan – 1:200@A1 – drawing ref: 20005_001 Rev P1
- Proposed Site Plan – 1:500@A0 – drawing ref: 20072_030 Rev P2
- Proposed Basement Plan – 1:100@A1 – drawing ref: 20072_100 Rev P1
- Proposed Basement Plan – 1:100@A1 – drawing ref: 20072_100a Rev P1
- Proposed Ground Floor Plan – 1:200@A1 – drawing ref: 20072_101 Rev P2
- Proposed Ground Floor Plan – 1:100@A1 – drawing ref: 20072_101a Rev P2
- Proposed Ground Floor Plan – 1:100@A1 – drawing ref: 20072_101b Rev P2
- Proposed Plant Enclosure Plan – 1:100@A1 – drawing ref: 20072_101c Rev P2
- Proposed First Floor Plan – 1:200@A1 – drawing ref: 20072_102 Rev P2
- Proposed First Floor Plan – 1:100@A1 – drawing ref: 20072_102a Rev P2
- Proposed First Floor Plan – 1:100@A1 – drawing ref: 20072_102b Rev P2
- Proposed Second Floor Plan – 1:100@A1 – drawing ref: 20072_103 Rev P2
- Proposed Cricket Pavilion Plan – 1:100@A1 – drawing ref: 20072_104 Rev P1
- Proposed Boathouse Plan – 1:100@A1 – drawing ref: 20072_105 Rev P1
- Proposed Roof Plan – 1:100@A1 – drawing ref: 20072_106 Rev P1
- Proposed Roof Plan – 1:100@A1 – drawing ref: 20072_107 Rev P1
- Proposed Sections – 1:100@A1 – drawing ref: 20072_200 Rev P2
- Proposed Elevations – 1:100@A1 – drawing ref: 20072_300 Rev P2
- Proposed Elevations – 1:100@A1 – drawing ref: 20072_301 Rev P2
- Proposed Cricket Pavilion Elevations – 1:100@A1 – drawing ref: 20072_302 Rev P1
- Proposed Cricket Pavilion Elevations and Section – 1:100@A1 – drawing ref: 20072_303 Rev P1
- Proposed Staff Cottage Elevations - 1:100@A1 – drawing ref: 20072_304 Rev P1
- Proposed Plant Enclosure Elevations - 1:100@A1 – drawing ref: 20072_305 Rev P1

- Proposed Pool House Elevations & Section – 1:100@A1 – drawing ref: 20072_306 Rev P2
- Proposed Therapy Room Elevations & Section – 1:100@A1 – drawing ref: 20072_307 Rev P2
- Proposed Boathouse Elevations – 1:100@A1 – drawing ref: 20072_308 Rev P1
- Proposed Details – 1:10@A1 – drawing ref: 20072_400 Rev P1