

27 November 2023



Planning and Regulatory Services  
City Development  
Oxford City Council  
Town Hall  
St Aldate's  
OXFORD  
OX1 1BX

Rebecca Bacon

F 01865 269001

Wytham Court  
11 West Way  
Oxford OX2 0QL  
T: +44 (0) 1865 269 000  
F: +44 (0) 1865 269 001  
savills.com

Dear Sir/Madam

**Application for planning permission and listed building consent at No. 28 Beaumont Street – 1<sup>st</sup> Floor, Oxford**

Savills has been instructed by St John's College (hereafter 'the Applicant') to submit a planning application at 28 Beaumont Street – 1<sup>st</sup> Floor for the following:

*"Listed Building Consent for internal alterations to remove modern internal partitions, reinstate internal door back into its original position and associated repair works to the first floor of No.28 Beaumont Street"*

The application is accompanied by the following supporting documentation:

- Application Forms;
- Site Location Plan (1:1250)
- Existing First Floor Plan (293A\_03\_200)
- Proposed First Floor Plan (293A\_03\_300)
- Photographs of existing modern internal partitions

**The Site**

The site is located on the northern side of Beaumont Street within the northern part of the City Centre. The site falls within the Central Conservation Area. The street is dominated by buildings from the 19<sup>th</sup> century, they are unusual in Oxford for being a planned terrace of Georgian-style houses there are only a few other examples of this type of building in Oxford.

The building is a part of a group of Grade II\* listed buildings (24-37 Beaumont Street) built in the early 1830s as speculative development by St John's College. The application relates to the first floor of No. 28 only. Several alterations and conversions to the building have been carried out since the 1830s. In 1959 multiple partitions were introduced and internal doorways were altered. In 1992, consent was given for no. 28 internal alterations to create consulting, waiting rooms and reception at basement to first floor levels.

Whilst there have been a number of changes throughout the terrace, the majority of changes have been additive and the original plan form, and key features of significance such as staircases, doors, cornices, chimneypieces etc survive intact throughout the terrace. Within the first floor of No. 28, the original plan form is evident despite the addition of internal partitions. Original historical features such as the cornices remain in place although have been covered in places by the internal partitions. These key features contribute to the significance of the building and it is easy to imagine how the building appeared when originally completed.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS.

A subsidiary of Savills plc. Registered in England No. 2605138. Registered office: 33 Margaret Street, London, W1G 0JD



## Planning History

Relevant history to the application are in the table below.

Date	Application Reference	Proposal
1949	49/00621/A_H	Internal alterations. Approved
1959	59/08156/A_H	Internal alterations including partitions and doorways. Approved.
1981	81/00525/L	Listed Building consent for the removal of louvered timber shutters to the ground floor. Refused
1992	92/00826/L	Listed building consent for internal alterations to create consulting, waiting rooms and reception at basement to first floor levels. Disabled ramp at rear (amended plans) Approved.
1993	93/00113/L	Listed Building consent for demolition of 1 <sup>st</sup> floor rear W.C. extension. Erection of 2 storey rear extension. Conversion from window to door at ground floor (Amended to L--/0826/92). Provision of railings on front steps. Approved
1993	93/00114/NFH	Demolition of 1 <sup>st</sup> floor rear W.C. extensions. Erection of 2 storey rear extension. Conversion from window to door at rear ground floor (Amendment to L--/0826/92). Provision of railings on front steps. Approved
2002	02/00131/LBC	Listed Building consent for alterations in basement to convert wine cellar to store. Provision of lobby and W.C. Approved
2004	04/02175/LBC	Listed Building Consent for replacement of painted and coated yorkstone slabs supporting first floor, balconies with reinforced concrete units with finish coating to match existing. Approved
2011	11/02383/LBC	Internal works to create DDA WC and reception desk. Approved
2014	14/02266/PDC	Installation of free standing ramp and cycle shelter in the carpark to rear. Permission required.

Permission was sought for several modernisations in the 20<sup>th</sup> century. It is not clear from the planning history when internal alterations and doorways were installed but it is clear they are modern additions.

### The Proposal

The proposal relates to the first floor of the building to make internal alterations to remove modern internal partitions and reinstate an internal door for an open space office use. The use of the building will remain in Use Class E.

As stated above, the building has undergone several modern alterations while in its previous use as a medical practice, including the installation of internal partitions and doorways to create consulting rooms. The modern interior and internal features are factors that detract from the building's significance. The proposal involves the removal of the modern interventions to enable the desired open floor space plan for the intended office use. The existing historic features such as the cornices will be reinstated and repaired to enhance the significance of the rooms.

## Planning Policy

The Development Plan for Oxford comprises the Oxford Local Plan 2036 which was adopted in June 2020. The most relevant policy is Policy DH3 Designated heritage assets

Policy DH3 takes a permissive approach to this type of proposal stating, *“Planning permission or listed building consent will be granted for development that respects and draws inspiration from Oxford’s unique historic environment (above and below ground), responding positively to the significance character and distinctiveness of the heritage asset and locality”*

Paragraphs 189-190 of the National Policy Framework (NPPF) are informative for consideration of this proposal.

Paragraph 189 requires an applicant *“to describe the significance of any heritage assets affected, including any contribution made by their setting.”*

Paragraph 199 states that *“when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation.”*

## Planning Assessment

Policy DH3 supports proposals that are respectful of and inspired by Oxford’s unique historic environment, while also responding positively to the significance, character, and distinctiveness of the heritage asset and locality. The policy emphasises that great weight should be given to the conservation of designated heritage assets.

The impact concerns predominately internal partitions and ceiling surfaces within the previous medical practice where there is known modern intervention including the internal partitions. These modern interventions are proposed to be removed and historical features will be repaired or reinstated. The removal of unsympathetic previous works will reveal the original planform of the building and original cornice decorative details. The proposed works will therefore enhance the significance of the listed building. The door to the first floor will be put into its original place which will also enhance the significance of the listed building by better revealing the original planform.

The proposal removes modern additions that currently detract from the buildings significance. It is understood that the modern partitions cover the cornices and that they have been installed with the intention that they could be removed to reveal the original cornices. Their removal and the repair of historical features will enhance the significance of the listed building including by returning the space to its original planform. This will improve the condition of the heritage asset by reviving it back to its historic character. The proposal and subsequent repairs respond positively to the assets’ significance and character. The proposal therefore accords with Policy DH3 and relevant paragraphs of the NPPF.

Overall, the Applicant contends that this proposal has been fully considered, justified and is compliant with local and national planning policy.

We trust you will be able to support this application. If you require any further information please do not hesitate to get in touch.

Yours faithfully



**Rebecca Bacon MRTPI**  
Associate

**Appendix 1 – Statutory List Description**

*Grade: II\**

*List Entry Number: 1047375*

*Date first listed: 12-Jan-1954*

*Statutory Address: 24-37, BEAUMONT STREET*

*BEAUMONT STREET 1. 1485 (North Side) Nos 24 to 37 (consec) SP 5106 NW 5/134 12.1.54. II\* GV 2. Laid out, with St John Street, as a unified terrace-type scheme in 1828-37 on the site of the ancient palace of Beaumont. 3 storeyed Bath stone fronts in brick, with cellars, a moulded cornice and a small parapet. Some have a mansard roof to an attic floor. There are 2 or 3 sash windows with glazing bars in each floor, and most have iron balconies at the 1st floor, while some have good verandah balconies. The doorways have semi-circular heads and some have stone door frames with engaged columns and split pediments (See also Nos 5 to 23 (consec)).*