

**On Behalf of:** Devonshire Metro Ltd  
C/o Mr Jake Collinge  
JCPC Ltd  
5 Buttermarket  
Thame  
OX9 3EW  
United Kingdom

**APPLICATION FOR PLANNING PERMISSION**

Town and Country Planning Act 1990

DECISION DATE: 16th July 2021

PROPOSAL: Change of use of first, second, third and enlarged fourth floors from office space (Use Class E) to create a 2 x 1-bed and 1 x 2-bed dwelling (Use Class C3). (amended plans) (amended description)

AT: Golden Cross Court 4 Cornmarket Street Oxford

**NOTICE OF GRANT OF PLANNING PERMISSION**

**21/00673/FUL**

Following consideration of the application in respect of the proposal outlined above, it was resolved to **GRANT PLANNING PERMISSION** for the following reasons:-

- 1 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.
- 2 The Council considers that the proposal, subject to the conditions imposed, would accord with the special character and appearance of the conservation area. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity.
- 3 The Council considers that the proposal, subject to the conditions imposed, would accord with the special character, setting, features of special architectural or historic interest of the listed building. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity.

subject to following conditions, which have been imposed for the reasons stated:-

## CONDITIONS:

- 1 The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

- 2 Subject to conditions 2, 16 and 17 the development permitted shall be constructed in complete accordance with the specifications in the application and approved plans listed below, unless otherwise agreed in writing by the local planning authority.

Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings in accordance with Policy S1 of the Oxford Local Plan 2036.

- 3 The materials to be used in the proposed development shall be as specified in the application hereby approved. There shall be no variation of these materials without the prior written consent of the Local Planning Authority.

Reason: To ensure that the development is visually satisfactory as required by Policies S1 and DH1 of the Oxford Local Plan 2036.

- 4 A Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works. This should identify;
  - Protection measures for the Grade I listed Golden Cross complex
  - The routing of construction vehicles,
  - Access arrangements for construction vehicles,
  - Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours (to minimise the impact on the surrounding highway network).

The construction works shall only take place in accordance with the approved Construction Traffic Management Plan.

Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding network, road infrastructure and local residents, particularly at peak traffic times, and to ensure harm to the Grade I listed building does not occur, in accordance with Policies M2 and DH3 of the Oxford Local Plan 2036.

- 5 Notwithstanding the approved plans, no structural or intrusive works shall take place into the south and east party wall constructions, which form part of 3 Cornmarket and Golden Cross.

Reason: In the interests of preserving potential significant historic fabric which could be inadvertently lost or damaged through the construction work, in accordance with Policy DH3 of the Oxford Local Plan 2036.

- 6 This permission specifically excludes any changes to the windows on 4 Cornmarket Street that constitutes development.

Reason: For the avoidance of doubt and in the interest of visual amenity, in accordance with Policies DH1 and DH3 of the Oxford Local Plan 2036.

- 7 The roof of 4 Cornmarket Street shall not be used for the storage of any furniture, equipment, tools or any other domestic paraphernalia associated with the dwellings hereby approved, without the prior written consent of the Local Planning Authority.

Reason: In the interests of the amenity of the conservation area in accordance with Policy DH3 of the Oxford Local Plan 2036.

- 8 The development hereby permitted shall not be occupied until the Order governing parking at Cornmarket Street has been varied by the Oxfordshire County Council as highway authority to exclude the approved new dwellings subject to this permission, from eligibility for resident's parking permits and residents' visitors' parking permits unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not generate a level of vehicular parking which would be prejudicial to highway safety, or cause parking stress in the immediate locality, in accordance with Policy M3 of the Oxford Local Plan 2036.

- 9 Prior to the first occupation of the approved dwellings, the cycle storage shall be completed as shown on the approved plans unless agreed otherwise in writing by the Local Planning Authority.

Reason: To ensure that there is adequate cycle storage as required by Policies DH1 and M5 of the Oxford Local Plan 2036.

- 10 Refuse sacks or bins associated with the dwellings hereby approved shall not be stored outside of the building on Cornmarket Street or Golden Cross Court.

Reason: In the interest of the amenity of the conservation area in accordance with Policy DH3 of the Oxford Local Plan 2036

#### INFORMATIVES :-

- 1 The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Oxford City Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Oxford City Council prior to commencement of development. For more information see: [www.oxford.gov.uk/CIL](http://www.oxford.gov.uk/CIL)

PLEASE NOTE All local plan policies and proposals which are relevant to this decision are specified in the list below which forms part of this decision notice.

**S1** - Oxford Local Plan 2036

S1- Presumption in favour of sustainable development

**S2** - Oxford Local Plan 2036

S2 - Development Contributions

**DH1** - Oxford Local Plan 2036

DH1 - High quality design and placemaking

**DH3** - Oxford Local Plan 2036

DH3 - Designated heritage assets

**DH7** - Oxford Local Plan 2036

DH7 - External servicing features and stores

**H14** - Oxford Local Plan 2036

H14 - Privacy, daylight and sunlight

**H15** - Oxford Local Plan 2036

H15 - Internal space standards

**H16** - Oxford Local Plan 2036

H16 - Outdoor amenity space standards

**M3** - Oxford Local Plan 2036

M3 - Motor vehicle parking

**M5** - Oxford Local Plan 2036

M5 - Bicycle Parking

**V2** - Oxford Local Plan 2036

V2 - Shopping Frontages in the city centre

**RE1** - Oxford Local Plan 2036

Oxford Local Plan 2036

Policy RE1 - Sustainable design and construction

**RE2** - Oxford Local Plan 2036

Oxford Local Plan 2036

Policy RE2 - Efficient use of land

**RE3** - Oxford Local Plan 2036

Oxford Local Plan 2036

Policy RE3 - Flood risk management

**RE4** - Oxford Local Plan 2036

RE4 - Sustainable and foul drainage, surface and groundwater flow

**RE7** - Oxford Local Plan 2036

RE7 - Managing the impact of development

**RE8** - Oxford Local Plan 2036  
RE8 - Noise and vibration

**RE9** - Oxford Local Plan 2036  
RE9 - Land Quality

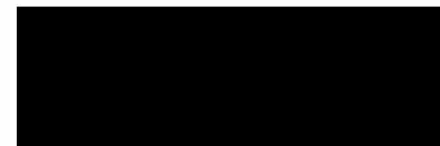
**H4** - Oxford Local Plan 2036  
H4 - Mix of dwelling sizes

**V1** - Oxford Local Plan 2036  
V1 - Ensuring the vitality of centres

**DH6** - Oxford Local Plan 2036  
DH6 - Shopfronts and signage

### **APPROVED PLANS**

<b>Reference Number</b>	<b>Version</b>	<b>Description</b>
19	B	Elevations - Proposed
12	B	Floor Plans - Proposed
15	B	Floor Plans - Proposed
16	D	Floor Plans - Proposed
14	E	Elevations - Proposed
18		Location Plan
13	A	Floor Plans - Proposed



**Adrian Arnold**

Head of Planning Services

**Please quote reference number 21/00673/FUL in all communications**

Please note that this notice does not relieve the applicant from the need to ensure compliance with the appropriate provisions of the Building Act 1984 and the Building Regulations 2000. Any planning application which involves alterations to the kerb and construction of a vehicle crossing in the highway (including the footway and/or verge) will require a separate written application to be made to Oxfordshire County Council (Highways), County Hall, New Road, Oxford, OX1 1ND (<http://www.oxfordshire.gov.uk/business/licences-and-permits/dropped-kerbs>).

**IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS NOTICE**

## **GUIDANCE NOTES FOR APPLICANTS WHERE AN APPLICATION HAS BEEN APPROVED**

### **1. APPLICATIONS FOR PLANNING PERMISSION, APPROVAL OF RESERVED MATTERS, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT.**

If you object to the Local Planning Authority's decision to grant permission, approval or consent subject to conditions, you may appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990 within 6 months of the date of this notice. With regard to approved applications concerning listed buildings in a conservation area, you may appeal under Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Regulation 8 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990.

Please make your appeal using a form from The Planning Inspectorate, Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel. 0117 372 6372) [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk). The Secretary of State may allow a longer period for you to give notice of appeal, but will normally only do so if there are special circumstances that excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it appears that the Local Planning Authority could have granted permission for the proposed development only subject to the conditions it imposed, bearing in mind the statutory requirements, the development order, and any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority made its decision on the grounds of a direction that he or she had given.

It may be that planning permission, conservation area consent or listed building consent is granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment; but you, as the landowner, claim that the land is no longer fit for reasonably beneficial use in its existing state and you cannot make it fit for such use by carrying out the permitted development. If so, you may serve a purchase notice on Oxford City Council requiring the Council to buy your interest in the land. You can do this under Section 137 of the Town and Country Planning Act 1980 or Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Regulation 9 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 in respect of listed buildings and buildings in conservation areas.

You may claim compensation against the Local Planning Authority if the Secretary of State has refused or granted permission subject to conditions, either on appeal or when the application was referred to her or him.

Compensation is payable in the circumstances set out in:

(a) Section 114 and Part II of Schedule 3 of the Town and Country Planning Act 1990; or (b) Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Regulation 9 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 in respect of listed buildings.

### **2. ADDITIONAL NOTES ON LISTED BUILDING CONSENT**

- 1 If you wish to modify the development referred to in your application or to vary it in any way, you must make another application.
- 2 This notice refers only to the grant of listed building consent and does not entitle you to assume that the City Council has granted its consent for all purposes:
  - (a) If you have applied for planning permission under Section 57(1) of the Town and Country Planning Act 1990, we will send you a separate notice of decision;
  - (b) We will send you a separate notice about plans you have submitted under the Building Regulations 2000;
  - (c) If the development for which listed building consent has been granted includes putting up a building for which you have to submit plans under the Building Regulations 2000, you should not do any work connected with erecting that building until you have satisfied yourself that you have complied with Section 219 of the Highways Act 1980 or that they do not apply to this building.
- 3 Even if you have gained listed building consent, you must comply with any restrictive covenants that affect the land referred to in the application.

### **3. APPLICATION FOR CONSENT TO DISPLAY ADVERTISEMENTS**

If the applicant is aggrieved by the decision of the Local Planning Authority to grant consent, subject to conditions, he or she may appeal to the Secretary of State for the Environment in accordance with Regulation 17 and Part 3 of Schedule 4 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 within eight weeks of the receipt of this notice. (Appeals must be made on a form which obtainable from The Planning Inspectorate, Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel. 0117 372 6372) [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk)).

