

APPLICATION NO.	P12/V2114/FUL & P12/V2115/LB
APPLICATION TYPE	FULL APPLICATION & LISTED BUILDING CONSENT
REGISTERED PARISH	11 October 2012 KINGSTON BAGPUIZE
WARD MEMBER(S)	Melinda Tilley
APPLICANT	Mr Roger Wild
SITE	Rimes House Kingston Bagpuize Abingdon, OX13 5AY
PROPOSAL	Erection of glazed aluminium external platform lift for the needs of an occupant with disabilities.
AMENDMENTS	None
GRID REFERENCE	440600/198162
OFFICER	Katie Rooke

1.0 INTRODUCTION

1.1 These applications come to committee as Kingston Bagpuize with Southmoor Parish Council objects to the listed building application.

1.2 The property, which is Grade II listed, is located at the southern side of Kingston Bagpuize. Running adjacent to the south boundary of the site is a public footpath, with Kingston Bagpuize Park beyond. To the north, east, and west of the site are other residential properties. A copy of the site plan is **attached** at appendix 1.

2.0 PROPOSAL

2.1 These applications seek planning permission and listed building consent for the erection of a glazed aluminium external platform lift on the north elevation of the property in order to accommodate the needs of an occupant of the property with disabilities.

2.2 Measuring 4.6 metres high by approximately 1.4 metres wide and 1.5 metres deep, the lift structure facilitates access to the first floor of the property. In order to integrate the lift with the property, two existing windows in the north elevation, at ground and first floor levels, will be removed and sections of the façade will be removed. A copy of the application plans is **attached** at appendix 2.

2.3 Further to the submission of the applications an additional plan was submitted showing how much of the existing historic fabric of the building needs to be removed in order to facilitate construction of the lift. This plan is also shown at appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Kingston Bagpuize with Southmoor Parish Council objects to the listed building application, stating:

“Not in keeping with a grade II listed building. A recent application (in a neighbouring county) was refused [for the] fitting of solar panels to [the] roof of a grade II listed building. So it follows: - if you cannot fit solar panels, you certainly can't build an external lift attached to the building, and thus disfigure it”.

- 3.2 Conservation Officer raises no objections to the proposal, making the following points:
- This proposal was the subject of pre-application discussions with the applicant.
 - It was agreed during those discussions that of all the locations considered for a platform lift this external location would cause the least harm to the historic fabric of the building as a former doorway and an existing window could be used to gain access to the lift.

- 3.3 Two letters of support have been received. The letter from the owners of Rimes Barn states:

“We have studied the plans regarding the addition of an external lift at the rear of Rimes House and concluded that it is of tasteful design and will not compromise our privacy, either when we are in our back garden or front courtyard areas which are potentially within sight of the proposed new construction. We therefore fully support this proposed planning application”.

The letter from the owners of Rimes Cottage states:

“We live directly next door to Rimes House (in Rimes Cottage). We would like to express our support for the application for a glass lift at Rimes House. We believe this has been thoughtfully designed in a structurally sound way and in an aesthetically supportive style to the house”.

- 3.4 Oxfordshire Architectural and Historical Society have made the following points in relation to the proposal:
- From the plans it is evident that the scheme would involve turning two window openings into doorways, but there is no indication of the significance of these openings.
 - On the basis of the overall layout of the building and the reasonably regular spacing of the windows in this façade, it seems likely that they are original 17th century features.
 - While they are not part of the most visible façade, these window openings are likely to be important parts of the original fabric of the building.
 - The installation of the lift would involve some loss of fabric to turn these openings into doorways, as well as significantly affecting the legibility of the building's architectural character.
 - Do not oppose the adding of a lift for disabled access and can see the logic from a purely practical point of view of positioning it in the proposed location, accessed directly from the hall and landing, and can see the rationale for adopting an uncompromisingly modern design if it is in a relatively inconspicuous position.
 - Suggest that careful consideration is given to whether a more sensitive solution could be achieved by an internal lift or a different external location.
 - As far as possible, the lift should be constructed in a manner that leaves the existing fabric as in tact as possible.
 - This would mean lowering, but not raising or widening any original window openings, retaining jambs and leaving any exterior wall within the lift shaft as it is, rather than plastering and painting it as an internal wall.
 - The construction of the new lift shaft should be as reversible as possible should it cease to be needed in the future.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 [P03/V0947/LB](#) - Approved (24/07/2003)
Demolish half of wooden lean-to and erect wooden fencing.

- 4.2 [P02/V0300/LB](#) - Approved (16/04/2002)
Replacement velux roof light and internal alterations.

5.0 **POLICY & GUIDANCE**

National Planning Policy Framework

- 5.1 The NPPF replaces all previous PPGs and PPSs and also indicates the weight to be given to existing local plan policies. The adopted Vale of White Horse Local Plan was not adopted in accordance with the Planning and Compulsory Purchase Act 2004, so paragraph 215 of the NPPF applies. The local plan policies that are relevant to this application are considered to have a high degree of consistency with the NPPF and should therefore be given appropriate weight.
- 5.2 Section 12 refers to conserving and enhancing the historic environment, with paragraph 131 outlining that in determining planning applications, local planning authorities should take account of, among other things, the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- 5.3 Paragraph 132 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.

Vale of White Horse Local Plan (adopted July 2006)

- 5.4 Policy DC1 refers to the design of new development, and seeks to ensure that development is of a high quality design and takes into account local distinctiveness and character.
- 5.5 Policy DC9 refers to the impact of new development on the amenities of neighbouring properties and the wider environment in terms of, among other things, loss of privacy, daylight or sunlight, and dominance or visual intrusion.
- 5.6 Policy HE5 of the local plan refers to works involving alterations, additions or extensions to listed buildings, and seeks to ensure that any works are sympathetic to the building's special architectural or historic interest.

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The main issues in determining these applications are the impact on the visual amenity of the area, the impact on the amenities of neighbouring properties, and the impact on the character of the listed building.

Impact on visual amenity

- 6.2 The proposed lift is on the rear of the property and it is not considered that it would appear out of place within the street scene or harmful to the visual amenity of the area.

Impact on neighbours

- 6.3 The size and position of the proposed lift is such that it is not considered that the amenities of neighbouring properties would be harmed in terms of overshadowing or dominance. Whilst some views from the lift would be possible towards neighbouring dwellings and gardens, the angles and distances involved means that undue harm of neighbour amenity would not be caused.

Impact on listed building

- 6.4 The purpose of the proposed lift is to provide access to the first floor for a disabled occupant of the property, and was the subject of pre-application discussions with the conservation officer. The proposed position of the lift structure on the rear of the property is considered to be the least intrusive in respect to the impact on the character of the listed building and the building's original fabric.
- 6.5 Whilst an internal lift or stair lift would provide other means of achieving access to the first floor of the property, these are not considered practical in Rimes House given the size and position of the existing staircase and the amount of original fabric which would need to be removed in order to accommodate an internal lift.
- 6.6 The rear elevation of the property shows evidence of numerous alterations to the fenestration. Where it is proposed to position the lift and create openings to facilitate access in to and out of the structure it appears that at ground floor the existing window has replaced a door at some time in the past, and the existing first floor window is a post-war addition. It is considered that the proposed position is the best option for providing the required lift access and will not have a harmful impact on the character of the listed building.
- 6.7 In order to ensure the new doorway openings are created in an acceptable and sympathetic manner to the listed building it is proposed to condition that full details be provided for approval prior to the commencement of the works.

7.0 CONCLUSION

- 7.1 The proposed works will not harm the visual amenity of the area, the amenities of neighbouring properties, or the character of the listed building. The proposal, therefore, complies with the provisions of the development plan, in particular policies DC1, DC9 and HE5 of the adopted Vale of White Horse Local Plan. The works are also considered to comply with the provisions of the National Planning Policy Framework.

8.0 RECOMMENDATION

- 8.1 **That planning permission be granted subject to the following conditions:**

1. **TL1 - Time limit - full application**
2. **Planning condition listing the approved drawings**
3. **Prior to the commencement of the works, full details of how the new doorway openings in the north elevation are to be created shall be submitted to and approved in writing by the Local Planning Authority. The works shall only be undertaken in accordance with the approved details.**

- 8.2 **That listed building consent be granted subject to the following conditions:**

1. **TL4 – Time limit – listed building/conservation area consent**
2. **Planning condition listing the approved drawings**

- 3. Prior to the commencement of the works, full details of how the new doorway openings in the north elevation are to be created shall be submitted to and approved in writing by the Local Planning Authority. The works shall only be undertaken in accordance with the approved details.**

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