

<b>APPLICATION NO.</b>	<a href="#">P13/V2086/FUL</a> & P13/V2087/LB
<b>APPLICATION TYPE</b>	FULL APPLICATION & Listed Building Consent
<b>REGISTERED</b>	20.9.2013
<b>PARISH</b>	GREAT FARINGDON
<b>WARD MEMBER(S)</b>	Roger Cox Mohinder Kainth Alison Thomson
<b>APPLICANT</b>	Winter Blackwell Ltd
<b>SITE</b>	17C & 17E London Street Faringdon Oxfordshire, SN7 7AG
<b>PROPOSAL</b>	Conversion of existing office (17C) into a 1 bedroom residential unit and sub-division of existing flat (17E) into 2x1 bedroom residential units.
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	428997/195557
<b>OFFICER</b>	Charlotte Brewerton

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## 1.0 INTRODUCTION

1.1 This application comes before planning committee as the Town Council's view differs to that of the planning officer.

1.2 17 London Street is a three storey building, situated on the corner of Swan Lane, in the centre of Faringdon. The property is currently utilised as a piano shop on the ground floor, office use on the middle floor and an existing 2 bed residential flat on the third floor.

1.3 The middle floor was granted planning permission in 1990 to change from residential to office use. The office use on this floor has however been vacant since April 2012.

1.4 The site is located within the Faringdon Conservation Area and is Grade II listed. A site location plan can be seen **attached** at Appendix A.

## 2.0 PROPOSAL

2.1 This application seeks planning permission to change the use of the existing middle floor office space (17C) into a 1 bedroom residential unit. In addition the third floor (17E) which is already in use as a three bed unit, seeks conversion into 2 individual 1 bed units as per the submitted plans which can be seen **attached** at Appendix B.

## 3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 **County Archaeologist (VWHDC)** - No strong views – No archeological constraints to the application.

3.2 **Conservation Officer Vale** – No objections – Proposals talked through with the architect. The conversion of the office into a flat and the sub-division of an existing flat (17E) into two flats will not have any adverse impacts on the fabric of the listed building. In addition the proposals are reversible. The existing interior stairs are retained but not used as access for all three flats will be via the flat roof terrace as per the existing. Flues and vents for bathrooms and kitchens are as existing. Existing exterior lighting uses sensors and will be upgraded in the same locations. No objection to the proposals.

3.3 **Highways Liaison Officer (Oxfordshire County Council)** - No Objection – Office uses can generate vehicle movements and demand for vehicle parking throughout the day. Conversion to residential units in a town centre location therefore raises no significant concerns. Similarly the conversion of a three bed unit into two single bed units is unlikely to result in any highway safety concerns. Recommend that the provision of a secure, covered cycle parking be considered on land within the applicant's ownership.

3.4 **Great Faringdon Town Council** – Object – Loss of office space is against Town Council policy and this would contravene the emerging Faringdon Neighbourhood plan.

3.5 **Neighbour** - No Strong Views (1)

#### 4.0 **RELEVANT PLANNING HISTORY**

4.1 [P10/V0111](#) - Approved (18/03/2010)

Erection of a rear single storey extension and improvements to rear access.

4.2 [P95/V0748/LB](#) - Approved (09/11/1995)

Refurbishment of existing offices

4.3 [P90/V0252/LB](#) - Approved (14/02/1991)

Change of use from dwelling to office.

4.4 [P90/V0251/COU](#) - Approved (14/02/1991)

Change of use from dwelling to office use at the flat known as 17C London Street.

#### 5.0 **POLICY & GUIDANCE**

5.1 Vale of White Horse Local Plan 2011 policies;

DC1 - Design

DC5 - Access

DC8 - The Provision of Infrastructure and Services

DC9 - The Impact of Development on Neighbouring Uses

HE1 - Preservation and Enhancement: Implications for Development

HE5 - Development involving alterations to a listed building

S5 - Non Retail uses in Faringdon Town Centre

5.2 National Planning Policy Framework (NPPF)

#### 6.0 **PLANNING CONSIDERATIONS**

6.1 The main considerations in the determination of this application are:

- Whether the principle of office conversion to residential facilities is acceptable
- Whether the proposal would have any detrimental impact upon the site and surrounding locality in terms of traffic implications and harm to adjacent amenity
- Whether there would be any harm to the listed building and surrounding Conservation Area in accordance with Policy.

#### 6.2 **Principle of development**

Policy S5 of the Local Plan permits the change of use of Offices (B1) to residential uses in town centre locations provided that they are not in ground floor locations and subject to the proposal not being harmful to the function, character or appearance of the frontage in a town centre location and that there would be no demonstrable harm to neighbouring residents in terms of noise and general disturbance.

6.3 The proposed office space was once a residential unit and the floor above the proposed flat is already in residential occupation. There would be no change to the external appearance of the building, specifically to the retail frontage and functionality

of the premises. In accordance with the relevant Policy it is considered that the provision of a 1 bed unit on the middle floor would not harm the character and appearance of the surrounding area and would not result in demonstrable harm to adjacent amenity, in terms of noise or general disturbance. It is therefore recommended that the proposal would be in accordance with Policy S5 of the Local Plan.

6.4 The Parish Council has commented that the proposal would not be in accordance with Town Centre Policy. However there would be no change to the provision of a retail unit on the ground floor and would not have any impact upon the functionality or viability of the Town Centre. The emerging Neighbourhood Plan has little weight to the argument and as such I see no reason to recommend refusal based upon these comments.

6.5 The sub division of the top floor flat would not amount to significant alteration to the site or the surrounding area. Footfall will not be significantly altered from the office use, parking provision will not be detrimental upon the surrounding area and general noise and disturbance to the surrounding area, which is already in residential occupation, is unlikely to be considerably harmed. It is therefore considered that there would be little harm to the site and surrounding area through the provision of an additional top floor residential unit in accordance with Policies DC1, DC5, DC8 and DC9 of the Local Plan.

6.6 **Other Issues**

The Highways Officer is of the opinion that there would be little change to parking provision upon the surrounding area in this town centre location. He has however recommended a secure parking provision for cycles which is considered to be reasonable in this instance. The proposal is considered to be in accordance with Policy DC5 of the Local Plan.

6.7 In terms of the impact upon the surrounding Conservation Area the external appearance of the building would not differ significantly to the existing therefore it is considered there would be little harm to the character of the surrounding Conservation Area in accordance with Policy.

6.8 **Listed Building Consent Considerations**

The main considerations in the determination of this application are whether there would be any harm to the special architectural or historic interest of the listed building.

6.9 **Impact upon the historic character and Conservation Area**

In terms of the impact upon the historic character of the building the Conservation Officer is of the opinion that all alterations would be reversible. As such there would only be minor alterations to the building with little works affecting the historic character or the fabric of the building.

6.10 It is therefore considered that in accordance with Policy HE5 there would be little harm to the historic fabric and special architectural interest of the listed building.

7.0 **CONCLUSION**

7.1 For the reasons outlined above the proposal is considered to accord with the relevant policies of the Vale of White Horse Local Plan.

8.0 **RECOMMENDATION**

8.1 **Planning permission be granted subject to the following conditions:**

1. Commencement 3 yrs - full planning permission
2. Approved plans
3. Materials as on plan
4. Cycle parking facilities

**8.2 Listed building consent be granted subject to the following conditions:**

1. Commencement 3 yrs - listed building consent
2. Approved plans
3. Materials as on plan

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