

APPLICATION NO.	P18/V0493/LB
SITE	The Old Gaol, Abingdon Oxfordshire, OX14 3HE
PARISH	ABINGDON
PROPOSAL	Proposed change of use of section of ground floor space to form 3 no. apartments. Retrospective consent for erection of block work partitions to same space. (Additional information regarding sound insulation submitted 10/7/2018).
WARD MEMBER(S)	Katie Finch Helen Pighills
APPLICANT OFFICER	Cranbourne Homes Ltd Penny Silverwood

RECOMMENDATION

To grant listed building consent subject to the following conditions:

Standard

- 1. Approved plans.**

To be submitted within two months of consent

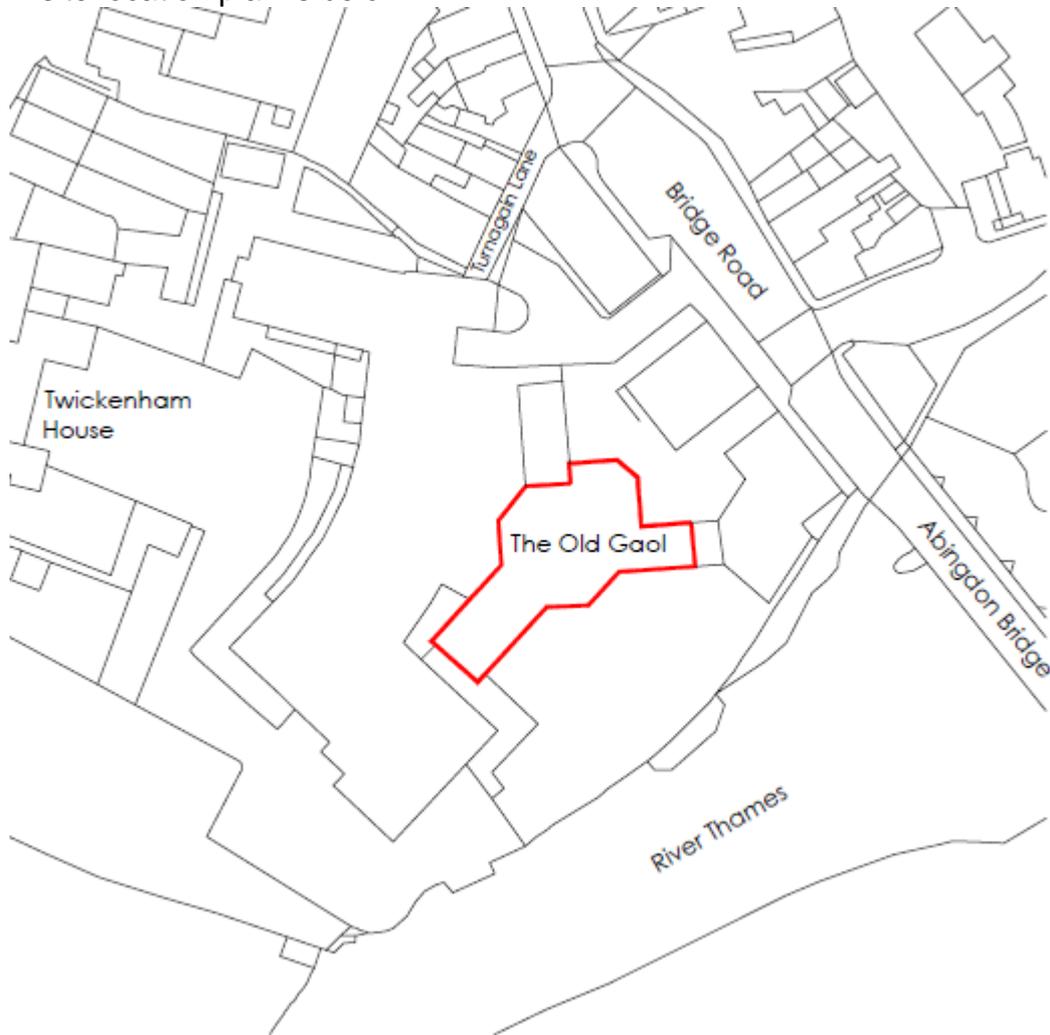
- 2. Details of heat insulation, means of escape, fire protection, vents, flues and extracts.**
- 3. Details of grate covering courtyard of unit 3.**

1.0 INTRODUCTION AND PROPOSAL

- 1.1** This application is referred to committee as it was called in by Councillor S. Lovatt and Councillor Pighills.
- 1.2** The application concerns part of the ground floor of The Old Gaol, Abingdon. It is located to the south west of the River Thames within the town centre of Abingdon. Vehicular access to The Old Gaol is obtained via Bridge Street to the north east.
- 1.3** The Old Gaol is Grade II listed and situated within the Abingdon Town Centre Conservation Area.
- 1.4** This application seeks listed building consent for the erection of block work partition walls within the ground floor of The Old Gaol to facilitate change of use of part of the restaurant space into three residential units. Some of the works to construct the dividing walls has already been carried out and therefore this application is retrospective. Officers are aware that works have ceased on site to await the outcome of this application.

1.5 An associated application for planning permission for the change of use has been submitted and will also be considered by this committee. The application reference is P18/V0492/FUL).

1.6 A site location plan is below:



1.7 Extracts of the application plans are **attached** as Appendix 1.

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 Below is a summary of the responses received to the submission. A full copy of all comments made can be viewed online at www.whitehorsedc.gov.uk.

<p>Abingdon Town Council</p>	<p>Objection. Comments can be summarised as:</p> <ul style="list-style-type: none"> • The original planning permission was granted on the condition that there would still be public open space. That condition should be upheld. • If restaurant use is not possible alternative uses which would ensure public access, other than a change of use to residential should be sought • The size of the apartments is too small.
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	<ul style="list-style-type: none"> Continued concerns with the implementation of the original development with regards to affordable housing and access
Conservation Officer	No objection, recommended conditions.
Friends of Abingdon Civic Society	No objection
Councillor Pighills	Object. Comments can be summarised as: <ul style="list-style-type: none"> Share the concerns of Abingdon Town Council and the Friends of Abingdon Civic Society

3.0 RELEVANT PLANNING HISTORY

3.1 Planning permission and listed building consent was granted in 2009 for the redevelopment of The Old Gaol site to provide a total of 61 residential units both within the original buildings and construction of a new building, as well as the provision of restaurant space, café space and the provision of public access. Officers are aware that construction works on all residential units are completed. The approved restaurant space on the ground floor of The Old Gaol remains vacant and internal work are not complete. The restaurant and café space at 1 Bridge street remains vacant and internal works are incomplete. Costa Coffee is operating from 2 Bridge Street. Key applications relating to this permission are below:

[P16/V0019/LB](#) - Approved (25/02/2016)

To Install two information panels

[P15/V2459/LB](#) - Approved (08/12/2015)

Removal of existing masonry below existing ground floor high level window openings to form full height frameless glazed openings.

[P15/V2457/FUL](#) - Approved (08/12/2015)

Removal of existing masonry below existing ground floor high level window openings to form full height frameless glazed openings.

[P09/V1462/DIS](#) - Approved (03/02/2010)

Request for compliance with conditions for Application No: ABG/20698, Conditions 7, 8, 9, 11, 13, 14, 16, 17, 18, 23, 24, 32 and 34 and Application No: ABG/20698/1-LB, Conditions 4, 5, 6, 7, 8 and 9.

[P09/V1660/DIS](#) - Approved (30/11/2009)

Request for compliance with conditions for Application No: ABG/20698, Conditions 5, 15, 22, 26, 27 & 29.

[P08/V1238/LB](#) - Approved (19/03/2009)

Demolition of Sports Hall, Swimming Pool, No 4 Turn Again Lane, part of Police Station and garage block. Construction of new building containing 43 apartments. Conversion of Old Gaol to restaurant and 10 apartments. Conversion of Police Station to communal use and 3 dwellings. Conversion

and extension of 25 & 27 and 1& 2 Bridge View to 2 restaurants, a cafe take away and 5 apartments. New vehicular access onto Bridge Street. Pedestrian link to East St Helens Street via Twickenham House. Underground parking for 68 cars and 132 cycles.

[P08/V1237](#) - Approved (19/03/2009)

Demolition of Sports Hall, Swimming Pool, No 4 Turn Again Lane, part of Police Station and garage block. Construction of new building containing 43 apartments. Conversion of Old Gaol to restaurant and 10 apartments.

Conversion of Police Station to communal use and 3 dwellings. Conversion and extension of 25 & 27 and 1& 2 Bridge View to 2 restaurants, a cafe take away and 5 apartments. New vehicular access onto Bridge Street. Pedestrian link to East St Helens Street via Twickenham House. Underground parking for 68 cars and 132 cycles.

3.2 **Pre-application History**

There is no relevant pre-application history associated with this development.

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 Not relevant to a listed building consent application.

5.0 **MAIN ISSUES**

5.1 The main planning consideration in the determination of this application is the impact of the development upon the historic fabric and historic and architectural interest of the listed building.

5.2 Works have commenced on site to erect block work partition walls within the ground floor internal space of The Old Gaol to facilitate the change of use of part of the ground floor to provide three residential units.

5.3 The dividing walls have been constructed of concrete blocks and are non-load bearing. To accommodate the three units the south-western wing of the building is divided into two and two dividing walls have been erected within the main core to separate unit 3 from the restaurant space.

5.4 It has been confirmed that the ground floor of The Old Gaol was originally divided up, only being opened up during works carried out in the 1970s.

5.5 No additional openings are required to serve the residential units; the openings approved under the previous consent are to be utilised. The only external works involved in the application is the insertion of a grate over the proposed courtyard to serve unit 3. Further details of this feature can be provided by condition.

5.6 Details of fire protection measures, means of escape, heat insulation and the installation of vents, flues and extracts can be provided by condition to ensure fittings are appropriate to the setting of the building and do not harm the historic fabric.

5.7 Officers, in consultation with the Conservation Officer, are satisfied that the dividing walls will not result in any significant harm to the historic fabric or

interest of the listed building subject to the above conditioned details being appropriate.

6.0 **CONCLUSION**

- 6.1 The development will not result in any significant harm to the historic fabric or interest of the listed building. Officers are of the view that the application complies with the development plan and the provisions of the NPPF and should be supported.

The following planning policies have been taken into account:

Vale of White Horse Local Plan 2031 Part 1 policies;

CP39 - The Historic Environment

Vale of White Horse Local Plan 2011 saved policies:

HE5 – Development involving alterations to a listed building

Emerging Local Plan 2031 Part 2

The draft local plan part 2 is not currently adopted policy. Examination of the plan has been completed and the Inspector's interim report is awaited. Therefore it is officers' opinion that the emerging Local Plan and its policies carry limited weight for decision making at this time. The relevant policies of this emerging policy are as follows:

DP36 – Heritage Assets

DP38 – Listed Buildings

Neighbourhood Plan

Abingdon does not currently have an adopted neighbourhood plan.

National Planning Policy Framework 2018 (NPPF)

Planning Practice Guidance (PPG)

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