

APPLICATION NO.	P20/V2173/HH
SITE	133 Ock Street, Abingdon, OX14 5DL
PARISH	ABINGDON
PROPOSAL	Replace rendered gable at high level on West elevation with vertical clay plain tile hanging. Note these works are subject to current Listed Building consent application ref: P20/V1847/LB and are additional to works previously approved under P19/V1670/LB & P19/V1753/HH. (Additional information submitted 2 October 2020).
WARD MEMBER(S)	Eric de la Harpe Robert Maddison
APPLICANT OFFICER	Dr's Thompson & Akbar Sally Appleyard

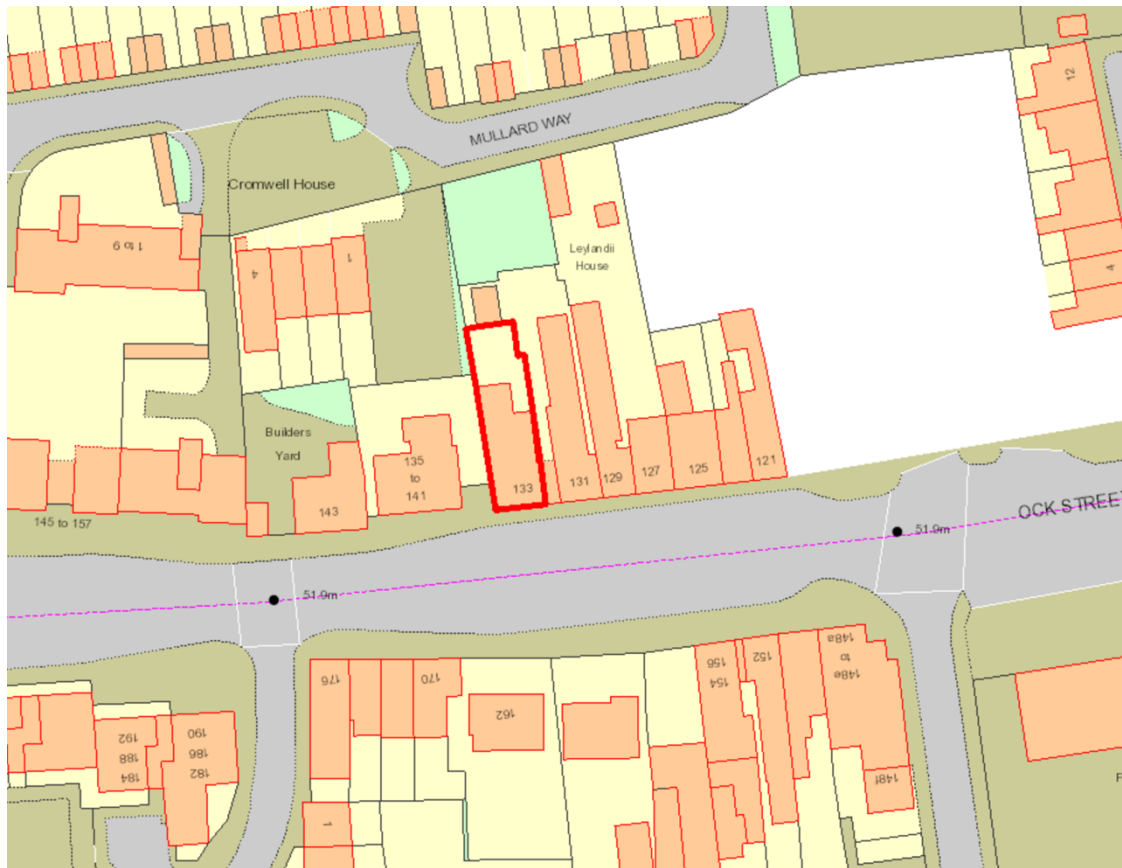
RECOMMENDATION

Planning Permission is granted, subject to the following conditions:

1. Commencement of development within three years
2. Works in accordance with the approved plans
3. Materials in accordance with details submitted
4. Tile hanging in accordance with submitted details

1.0 INTRODUCTION AND PROPOSAL

- 1.1 The application is referred to planning committee as the applicant is Councillor Max Thompson, Chair of Planning Committee.
- 1.2 The property is a Grade II listed building located on Ock Street within the main built up area of Abingdon. Neighbouring properties are located to the east and west of the site, with access obtained from Ock Street to the south.
- 1.3 A site location plan is provided below:



- 1.4 Work commenced on implementing planning permission P19/V1753/HH and listed building consent P19/V1670/LB in July 2020. This consent included repairs to the roof as necessary. During the course of the works it became apparent that the roof structure and the gable wall were both in much poorer condition than had been apparent on the initial survey and some additional structural work was required. This application seeks to address and regularise these unforeseen problems. These works seek to secure a proper, long term repair of the building by introducing new fabric to the roof and gable wall structures, alongside historic fabric which will be retained, and replace the rendered gable on the west elevation with vertical clay plain tile hanging to secure weatherproofing and introducing some insulation.
- 1.5 The application seeks planning permission to replace the rendered gable on the west elevation with vertical clay plain tile hanging. Running concurrent to this application is an application for listed building consent, under application reference P20/V1847/LB, for these external changes as well as structural and internal works. The application plans are **attached** at Appendix 1.

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 This is a summary of the final responses received from consultees and third parties to the application. The full responses can be viewed on the council website: www.whitehorsedc.gov.uk

Abingdon Town Council	No objection
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Local Residents	No responses received
Conservation Officer	No objection, subject to conditions: <ul style="list-style-type: none">• Compliance with plans• Details of tile for gable tile hanging

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P19/V1753/HH](#) - Approved (16/10/2019)

Insertion of rooflights, partial re-roofing and erection of boundary fence. Other works involve internal alterations covered under application P19/V1670/LB (As amended by plans received on 18 September 2019 and 10 October 2019)

[P19/V1670/LB](#) - Approved (16/10/2019)

Insertion of new stair, alterations to existing stairs, alterations to first floor layout, partial loft conversion to create shower room at second floor level, raising of ceiling at second floor level, insertion of rooflights, new boundary fence, general repair and refurbishment. (As amended by plans received on 18 September 2019 and 10 October 2019)

[P14/V2146/DIS](#) - Approved (10/11/2014)

Discharge Condition 4 (details of lighting, heating and water supplies) and Condition 8 (samples) of listed building consent P14/V1434/LB.

Convert existing first floor storage area into a hobby room, insert rooflights, windows & stair, general repair and refurbishment.

[P14/V1434/LB](#) - Approved (21/08/2014)

Convert existing first floor storage area into a hobby room, insert rooflights, windows & stair, general repair and refurbishment.

3.2 **Pre-application History**

[P18/V0657/PEO](#) - Other Outcome (07/01/2019)

****SITE MEETING AND LETTER****

Partial loft conversion to form an ensuite bathroom on top floor; ceiling alterations; installing rooflights; and a family bathroom on the first floor.

3.3 **Screening Opinion requests**

None

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 The proposal does not fall within a category of development that would be subject to EIA.

5.0 **MAIN ISSUES**

5.1 The main issue in determining this application are:

- The character and appearance, and impact on the special architectural and historic interest of the host Grade II Listed Building.

- Residential Amenity
- Highway safety

5.2 **Character, appearance and Historic Environment**

Core Policy 37 of the adopted Local Plan 2031 part 1 requires new development to be of a high-quality design that is visually attractive and the scale, height, massing and details are appropriate for the site and surrounding area.

5.3 Core Policy 39 of the adopted Local Plan 2031 part 1 sets a framework to ensure proposals preserve and enhance heritage assets in accordance with national policy and legislation. Development Policy 38 of the adopted Local Plan 2031 part 2 sets out that any alterations to a listed building must respect the buildings established character and not diminish the special historical or architectural qualities.

5.4 Work commenced on implementing planning permission P19/V1753/HH and listed building consent P19/V1670/LB in July 2020. This consent included repairs to the roof as necessary. During the course of the works it became apparent that the roof structure and the gable wall were both in much poorer condition than had been apparent on the initial survey and some additional structural work was required.

5.5 Once the roof was stripped and the poor condition of the structure was exposed, the structural engineer identified the following issues:

- Forward movement of the chimney and associated racking of the roof joists
- Rotten joists
- Rusted fixings
- Deflection of the historic timber roof purlins

5.6 Soon after works commenced, the upper part of the gable wall showed extensive water ingress. On investigation, it was discovered that the wall was of an extremely thin, timber-framed construction with cementitious render as infill panels. This had been trapping moisture within the fabric for many years. The timbers are of softwood and of very slight scantling. Joints have decayed and most timbers no longer have any connections. The corner post is extensively decayed.

5.7 It is proposed to replace the corner post and reconnect the upright timbers to the beam. However, in order to introduce some stability here and to improve weathering, it is proposed to introduce some timber strengthening to the frame and finish the gable with tile hanging. This would match the plain tiles of the roof. The opportunity would be taken to improve the thermal performance of this wall by introducing some breathable insulation, in accordance with Historic England's Guidance on insulating timber framed buildings. It would be finished internally with a lime plaster. The historic fabric would be retained but not exposed.

- 5.8 The councils conservation officer has reviewed the details submitted and has visited the site, and is supportive of the proposals. The proposals for roof strengthening and as detailed have been designed by consulting engineer to address unforeseen works whilst implementing previous applications. The materials reflect conservation best practice and retain as much historic fabric as possible.
- 5.9 The tile hanging is necessary to meet Building Regulations 2010 due to proximity of neighbouring building and impracticality of lime rendering this gable during the winter weather. It is considered that this is an acceptable approach and will reflect historic tile hanging in the local area.
- 5.10 The conservation officer viewed a tile sample for gable tile hanging onsite and considers this to be acceptable. A photograph of this reclaimed tile has since been submitted, and can be secured by condition.
- 5.11 Overall, the conservation officer is in agreement with the assessment and conclusions in the supporting heritage statement and consider the proposals would preserve the special character and interest of the listed building and accord with relevant heritage legislation, local and national heritage policies.
- 5.12 **Residential Amenity**
Development Policy 23 of the adopted Local Plan 2031 part 2 sets out measures to minimise the impact of development on neighbouring amenity, in terms of loss or privacy, overshadowing or dominance.
- 5.13 It is not considered that the replacement of the rendered gable end with clay tile hanging will harm the amenities of neighbouring properties.
- 5.14 **Highway safety**
Core Policies 35 and 37 of the adopted Local Plan 2031 part 1 requires development to be well connected to provide safe and convenient ease of movement by all users, and that adequate car parking is provided in accordance with OCC standards on all new developments.
- 5.15 The proposed works are to repair and strengthen the roof and re-clad the gable end, neither of which will impact on highway safety.
- 5.16 **Community Infrastructure Levy (CIL)**
The proposal does not involve the creation of additional floor space, and is therefore not liable for CIL.
- 5.17 **Pre-commencement conditions**
In accordance with S100ZA(6) of the Town and Country Planning Act 1990 (a), any pre-commencement conditions need to be agreed with the applicant. There are no pre-commencement conditions imposed.

6.0 **PLANNING BALANCE AND CONCLUSION**

6.1 The proposed development is considered acceptable; it will not harm the character and appearance of the area or and would preserve the special historic significance of the Grade II listed building. There is no material harm to the amenities of neighbouring properties and there is no highway impact. The proposal therefore complies with the relevant development plan policies and the provisions of the NPPF.

The following planning policies have been taken into account:

Vale of White Horse Local Plan 2031 Part 1 policies;

CP37 - Design and Local Distinctiveness
CP39 - The Historic Environment

Vale of White Horse Local Plan 2031 Part 2 policies;

DP23 - Impact of Development on Amenity
DP36 - Heritage Assets
DP38 - Listed Buildings

Neighbourhood Plan

Abingdon does not have a neighbourhood plan

Supplementary Planning Documents (SPD)

Design Guide – March 2015

Other material documents/considerations

- National Planning Policy Framework 2019 (NPPF)
- Planning Practice Guidance (PPG)

Other Relevant Legislation Due regard has been had to the following legislation;

- The Planning (Listed Building and Conservation Areas) Act 1990
In determining this application, the council has regard to its obligation to preserve the listed building or its setting or any features of special architectural and historic interest as required by the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
- Community & Infrastructure Levy Legislation
- Human Rights Act 1998
- Section 149 of the Equality Act 2010
- Section 17 of the Crime and Disorder Act 1998
- Town and Country Planning (Development Management Procedure) (England) Order 2015 (amended)

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