

APPLICATION NO.	P20/V1847/LB
SITE	133 Ock Street, Abingdon, OX14 5DL
PARISH	ABINGDON
PROPOSAL	Additional roof strengthening works and works to replace rendered gable at high level on West elevation with vertical clay plain tile hanging - refer to approval P19/V1670/LB for previously approved works. (As amended by plans and further information received 27 August 2020 and 1 September 2020. Description amendment agreed with agent 27 August 2020. Additional information submitted 2 October 2020).
WARD MEMBER(S)	Eric de la Harpe Robert Maddison
APPLICANT OFFICER	Dr Max Thompson Sally Appleyard

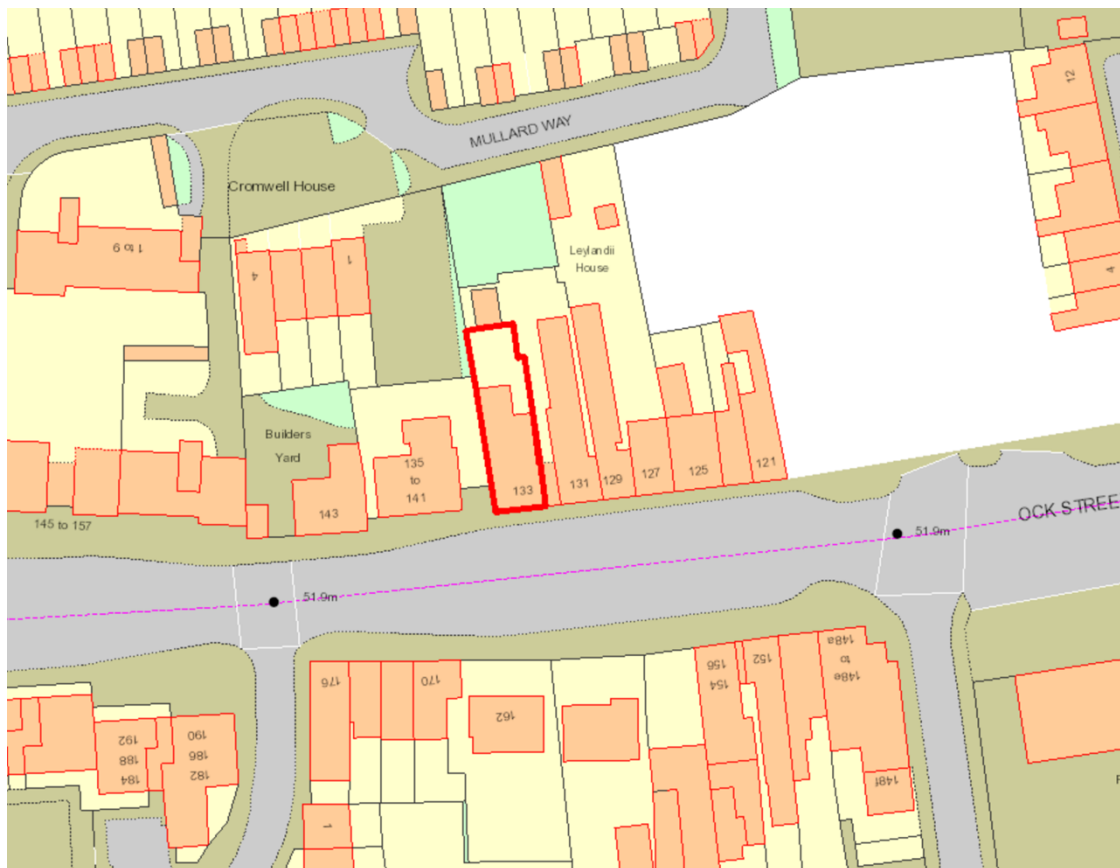
RECOMMENDATION

Listed Building Consent is granted, subject to the following conditions:

- 1. Commencement of works 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. The application plans are **attached** at Appendix 1.

1.5 Running concurrent to this application is an application for planning permission, under application reference P20/V2173/HH. This application relates to the external works only.

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
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](#) – Letter Response (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 is the impact on the special architectural and historic interest of the host Grade II Listed Building.

5.2 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.

- 5.3 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.
- 5.4 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
- 5.5 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.
- 5.6 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.
- 5.7 The council's conservation officer has reviewed the details submitted and has visited the site and is supportive of the proposals. The proposals for roof strengthening as detailed have been designed by a consulting engineer to address unforeseen works whilst implementing previous applications. The materials reflect conservation best practice and retain as much historic fabric as possible.
- 5.8 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.

- 5.9 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.
- 5.10 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.

6.0 **PLANNING BALANCE AND CONCLUSION**

- 6.1 The proposed works will preserve the special historic significance of the listed building. 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;

CP39 - The Historic Environment

Vale of White Horse Local Plan 2031 Part 2 policies;

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)

Case officer: Sally Appleyard
Email: planning@whitehorsedc.gov.uk
Tel: 01235 422600