



Planning (Listed Buildings and Conservation Areas) Act 1990

NOTICE OF DECISION

Roger File
Estate Office
Blenheim Palace
Woodstock
Oxon
OX20 1PP

Application Number: 06/2228/P/LB
Date of Application: 11 December 2006
Date Received: 18 December 2006

Parish: COMBE

The West Oxfordshire District Council as Local Planning Authority, hereby **Grant, subject to conditions** the application for Listed Building Consent (to alter/extend), as outlined below

Proposed: Internal and external alterations.

At: Blenheim Sawmills, Swan Lane, Combe

For: Vanbrugh Unit Trust

- 1 This Listed Building Consent is granted subject to the condition that the works to which it relates must be begun not later than the expiration of three years beginning with the date on which the consent is granted.
REASON: The time condition is imposed in order to comply with the requirements of S.18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (As amended).
- 2 All new works and works of making good shall be carried out in materials, and detailed, to match the adjoining original fabric except where shown otherwise on the approved drawings.
REASON: To preserve the architectural integrity of the Listed Building. (Policy BE7 of the West Oxfordshire Local Plan 2011)
- 3 No demolitions, stripping out, removal of structural elements, replacement of original joinery or fittings and finishes shall be carried out except where shown and noted on the approved drawings.
REASON: To preserve internal features of the Listed Building. (Policy BE7 of the West Oxfordshire Local Plan 2011)
- 4 All new external joinery shall be painted/stained in a colour that shall be first submitted to and approved in writing by the Local Planning Authority and retained in that colour.
REASON: To preserve the appearance, character and interest of the Listed Building. (Policy BE7 of the West Oxfordshire Local Plan 2011)
- 5 Detailed drawings of the following items to a scale of not less than 1:20 shall be submitted to and approved in writing by the Local Planning Authority before work on that part of the development takes place; external joinery.
REASON: This information has not been submitted with the application. (Policy BE7 of the West Oxfordshire Local Plan 2011)

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NOTE TO APPLICANT

The development pays proper attention to the preservation and enhancement of the special character, interest and appearance of the Listed Building, in accordance with Policies BE7 and BE8 of the West Oxfordshire Local Plan 2011. In light of this the proposal is considered acceptable on its planning merits.

Andrew Tucker

Strategic Director (Development)

Dated 30 April 2007

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Please see copy to
File Shepherd. 15/07 GC
+ Copy to Tony
LAC
RECEIVED
- 2 MAY 2007

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Town and Country Planning Act 1990

NOTICE OF DECISION

Roger File
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Blenheim Palace
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Oxon
OX20 1PP

Application Number: 06/2227/P/FP
Date of Application: 11 December 2006
Date Received: 18 December 2006

Parish: COMBE

The West Oxfordshire District Council, as Local Planning Authority, hereby **Grant, subject to conditions** the application for Full Planning Permission, as outlined below

Proposed: Change of use of redundant buildings to Class B1 (office & light industrial) and Class B8 (storage), relocation of existing timber retail business and associated car parking. Erection of new one metre high dry stone wall to entrance.

At: Blenheim Sawmills, Swan Lane, Combe

For: Vanbrugh Unit Trust

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: The time condition is imposed in order to comply with the requirements of the Town and Country Planning Act 1990 (As amended).
- 2 Before building work commences, a schedule of materials to be used in the elevations of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in the approved materials.
REASON: Only limited details have been provided with the application and are reserved for subsequent approval. (Policy BE2 of the West Oxfordshire Local Plan 2011)
- 3 Unless otherwise agreed in writing by the Local Planning Authority the external walls of the proposed extension shall be constructed of natural stone of the same type, colour and texture and laid in the same manner as the stone used in the existing building.
REASON: To ensure that the appearance of the extension matches the original building. (Policy BE2 of the West Oxfordshire Local Plan 2011)
- 4 The window and door frames shall be recessed a minimum distance of 100mm from the face of the building unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure the architectural detailing of the building reflects the established character of the locality. (Policy BE2 of the West Oxfordshire Local Plan 2011)
- 5 Detailed drawings of the following items to a scale of not less than 1:20 shall be submitted to and approved in writing by the Local Planning Authority before work on that part of the development takes place; (a) external joinery, (b) glazed screens.
REASON: This information has not been submitted with the application. (Policy BE7 of the West Oxfordshire Local Plan 2011)



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- 6 All new external joinery shall be painted/stained in a colour that shall be first submitted to and approved in writing by the Local Planning Authority and retained in that colour.
REASON: To ensure that the building details are in keeping with the local vernacular style. (Policy BE2 of the West Oxfordshire Local Plan 2011)
- TW
7 The existing buildings on the site and identified on drawing 06.126 201 shall be demolished as soon as the development is commenced.
REASON: In the interests of visual amenity and to prevent an overdevelopment of the site. (Policy BE2 of the West Oxfordshire Local Plan 2011)
- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting that Order with or without modification), permission shall be sought for any development normally permitted under Article 3 and described within Class A of Part 8 of Schedule 2 to that Order.
REASON: To ensure there is control over any alterations which may result in an increase in floor area on this limited site. (Policy BE2 of the West Oxfordshire Local Plan 2011)
- 9 That the buildings shall only be used for the purposes specified in this application.
REASON: For the avoidance of doubt as to what is permitted and in the interests of amenity and preventing overdevelopment of the site. (Policy BE2 of the West Oxfordshire Local Plan 2011)
- TW
10 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.
REASON: To ensure that the development is complemented by adequate landscaping. (Policies NE6 and BE2 of the West Oxfordshire Local Plan 2011)
- 11 All planting, seeding or turfing comprised in the approved details of the landscaping shall be carried out in the first planting and seeding season following the occupation of the first building and any trees or plants, which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure that the approved landscaping features are properly implemented. (Policy BE2 of the West Oxfordshire Local Plan 2011)
- 12 That a detailed schedule of all hardsurfacing materials proposed on the layout plan shall be submitted to and approved in writing by the Local Planning Authority before building work commences.
REASON: No such details have been submitted. (Policy BE2 of the West Oxfordshire Local Plan 2011)
- 13 Details of any floodlighting shall be submitted to and approved in writing by the Local Planning Authority before the use hereby permitted commences. Development shall be carried out in accordance with the approved details.
REASON: In the interest of maintaining the amenity value of the area. (Policy BE2 of the West Oxfordshire Local Plan 2011)

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- 14 The car parking areas (including where appropriate the marking out of parking spaces) shown on the approved plans shall be constructed prior to occupation of the development and thereafter be permanently retained and used for no other purpose.
REASON: To ensure that adequate car parking facilities are provided. (Policy BE3 of the West Oxfordshire Local Plan)
- 15 The development shall not be occupied until works for the disposal of surface and foul water drainage have been provided, to serve the development hereby permitted, in accordance with details first approved in writing by the Local Planning Authority.
REASON: To ensure adequate means of disposing of surface water from the site. (Policies BE19 and NE9 of the West Oxfordshire Local Plan 2011)
- 16 No storage, industrial or other business use shall take place outside the existing buildings except the parking, manoeuvring and loading and unloading of vehicles, and the open storage of timber and timber products associated with unit 1 as identified in drawing No. 518.96D.
REASON: To protect the residential and visual amenities of the locality and to ensure there is no interference with the circulation and manoeuvring of vehicles on the site. (Policy BE2 of the West Oxfordshire Local Plan 2011)

NOTES TO APPLICANT

- 1 That in the event that it is necessary to modify the proposals in order to comply with Building Regulations you should liaise with Development Control to establish whether further permission is required from the Council.
- 2 The development pays proper regard to the safety of users of the public highway and does not give rise to unacceptable highway danger. As such, this proposal is in accordance with Policy BE2 of the West Oxfordshire Local Plan 2011. In light of this the proposal is considered acceptable on its planning merits.
- 3 The development pays proper regard to its surroundings and would protect the scenic qualities of the landscape, and as such is in accordance with Policy NE4 of the West Oxfordshire Local Plan 2011. In light of this the proposal is considered acceptable on its planning merits.

A handwritten signature in black ink that reads "A Tucker".

Andrew Tucker
Strategic Director (Development)

Dated 30 April 2007