

The Friends of Old Headington

Hon. Secretary: Stella Welford, 33 Old High Street, Headington, Oxford OX3 9HP
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Mr Michael Crofton-Briggs
Planning Control and Conservation
Oxford City Council
Ramsay House
10 St. Ebbe's Street
Oxford OX1 1PT

16 December 2008

Dear Mr. Crofton-Briggs

Application No. 08/02439/FUL: Replacement Garage, Croft Hall, The Croft

Thank you for giving us the opportunity to consider this application. It is a revised application to replace No. 08/00819, submitted in March of this year, which was refused.

The existing asbestos shed is a blight on a pleasant part of the conservation area, so it would be advantageous to replace it with something better. However, we agree that as this garage is very close to Croft Hall, which is a listed building, it should be regarded as part of its setting. Unfortunately, the very amateur sketches submitted are wholly inadequate to convey the proposals for this sensitive site, and in particular the following information is not given:

- (a) elevations of all four walls drawn to scale (a perspective showing only two walls is provided)
- (b) a proper site plan showing the position of the proposed garage (the drawing says "concrete base is already there" but that it is to be enlarged: the direction of the enlargement is not shown)
- (c) it is not clear how the sides of the garage are to be constructed – "wooden panels" are specified in the applicant's letter.
- (d) the windows are not detailed, as the north elevation is not shown at all.

In the absence of sufficient information it looks as if it is unlikely to be a building which will "preserve and enhance the Conservation Area".

President: Mrs. Penny Richards MBE MA *Vice-President:* Ray Wilsdon Esq

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The previous application was turned down by your department for the following reason: “Having regard to the design and bulk of the proposed garage and the materials proposed, the proposal would fail to preserve or enhance the setting of Croft Hall which is a Grade II Listed Building that lies within the Old Headington Conservation Area. As such the proposal is contrary to Policies CP1, CP6, CP8, CP10, HE3 and HE7 of the Oxford Local Plan 2001-2016”

We recommend that this application be refused for the same reasons.

Yours sincerely

Stella Welford
Hon. Secretary

Copies to: Councillor David Rundle
Councillor Ruth Wilkinson
Oxford Civic Society
Oxford Preservation Trust
The applicant