



Howard Stanbury <howardstanbury@gmail.com>

Comments for Planning Application 19/01028/LBC

1 message

planning@oxford.gov.uk <planning@oxford.gov.uk>

3 June 2019 at 11:49

To: secretary@foh.org.uk

Mr Howard Stanbury,

You have been sent this email because you or somebody else has submitted a comment on a Planning Application to your local authority using your email address. A summary of your comments is provided below.

Comments were submitted at 11:49 AM on 03 Jun 2019 from Mr Howard Stanbury.

Application Summary

Address: The White Hart [12 St Andrew's Road Oxford OX3 9DL](#)

Proposal: Extension to Existing Garden Pergola, Removal of Garden Cloth Pergola (Retrospective).

Case Officer: Claire Sutton

[Click for further information](#)

Customer Details

Name: Mr Howard Stanbury

Email: secretary@foh.org.uk

Address: [29 St Andrew's Road, Oxford, Oxfordshire OX3 9DL](#)

Comments Details

Commenter Type: Amenity Group

Stance: Customer objects to the Planning Application

Reasons for comment:

- Effect on adjoining properties
- Effect on character of area
- Noise and disturbance
- Other - give details

Comments: I am writing in my capacity as secretary to the Friends of Old Headington.

The history to this proposal is complex and it is still unfortunate that we find ourselves in a position today where a structure has been built on a Listed Building that does not appear to comply with the approval that was granted in 2007 (07/01249/FUL and /LBC).

That approval followed an earlier submission (07/00413/FUL and /LBC) that was for a much larger

structure. The earlier proposal was withdrawn and after consultation a smaller more appropriate structure was approved. However, what was built was larger - not as large as the first proposal, but significantly bigger than what was approved.

In 2018 a proposal (18/01707/LBC and /FUL) was submitted and withdrawn that sought to obtain retrospective approval for the built structure.

The present 2019 proposal seeks approval for a pergola that is much larger than the original proposed structure as well as being larger than that in the withdrawn application from 2018.

We regret that inspection and enforcement appears not to have followed the development - it would have saved a lot of trouble for all parties.

The Friends of Old Headington feel it is important that conditions that are applied to Listed Building planning applications are followed, inspected, and enforced where necessary. We are nervous about the implications and precedent that might be set if commercial developers can find a laissez-faire route around regulation that sets out to preserve and protect the historic environment.

Residents report noise and other disturbances that arise from late use of the garden and pergola area, and the original approval sought to reach a balance between the interests of the pub owners and users and nearby residents.

In 2018 we said, 'We would recommend taking action to adjust the existing pergola so that its size, form, and location better matches the original approved structure from 2007, and also that other solutions are explored that would mitigate the problems that residents experience.' Residents are expressing continued opposition to the proposal on a number of issues from noise to the threat of increased car-parking. Accordingly our recommendation remains the same.

The Friends of Old Headington (FOH) was formed by a group of local residents in 1959 to protect the special character of Old Headington village, what is now the Old Headington Conservation Area. FOH is an active membership organisation with elected trustees which meet regularly to promote our aims, which include

* retaining Old Headington as a village, with special emphasis on preserving its lanes, walls, grass verges,

and trees;

- * ensuring that new buildings and alterations are in keeping with the existing character of the village;
- * co-operating with the Oxford Preservation Trust and the City Council in their declared policy of preserving the village; and
- * involving as many as possible to achieve these aims successfully.

The Friends also organise local community events, including an annual AGM.

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