

<b>APPLICATION NO.</b>	<a href="#">P15/S1397/LB</a>
<b>APPLICATION TYPE</b>	LISTED BUILDING CONSENT
<b>REGISTERED</b>	1.6.2015
<b>PARISH</b>	HENLEY-ON-THAMES
<b>WARD MEMBER(S)</b>	Joan Bland Stefan Gawrysiak Lorraine Hillier
<b>APPLICANT</b>	Lorraine Hillier
<b>SITE</b>	Garden Flat, 1 River Terrace, Henley-on-Thames, RG9 1BG
<b>PROPOSAL</b>	Partially retrospective alterations to a listed building, namely; partially enclosing an internal 1970s archway to incorporate a conventional doorway between the dining room and lounge, and closing up of an existing internal doorway between the dining room and kitchen with stud walls
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	476349/182450
<b>OFFICER</b>	Kim Langford

**1.0 INTRODUCTION**

- 1.1 River Terrace is a Grade II listed (ref. HE400M01) early 19<sup>th</sup> century terrace opposite the riverbank in Henley on Thames. The application site is a residential ground floor apartment in 1 River Terrace.
- 1.2 This application is required to be brought before committee in accordance with the council's constitution, on the basis that the applicant is a Ward Member. The application site (which is shown on the OS extract attached as Appendix 1).

**2.0 PROPOSAL**

- 2.1 This proposal is partially retrospective application for listed building consent, which results from enforcement investigation ref. SE15/155.
- 2.2 The works proposed involve closing up the doorway between the kitchen area to the rear and the dining area (which is accessed off of the living room). The works to close up the doorway have been completed. The access between the living room and dining room is currently afforded by a 1970s style archway. The proposal also involves partially closing up the archway to create a conventional doorway. These works have not been completed yet; the door frame is in place, but no door. None of the works include the removal of original fabric.

**3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 Henley Town Council - Approve

The Henley Society (Planning) – Approve subject to views of the conservation officer

Conservation Officer – Approve

The works will remain legible and could be unpicked later without substantial harm to the fabric of the building.

Neighbour Object (1)

Unaware of application (no notice), consultation period should be started again, incorrect answers given on form, plans required, issues re. own property.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P13/S1243/DIS](#) - Approved (23/05/2013)

Remove one internal load bearing wall supported by a steel beam to create new bedroom/study and move entrance into hall area. Close stud wall opening to master bedroom and lounge. Create new hallway and entrance to master bedroom. Reposition door to the new bathroom. Repair flat roof. Change internal front door to flat Discharge of condition 4 on P13/S0128/LB

[P13/S0128/LB](#) - Approved (18/03/2013)

Remove one internal load bearing wall supported by a steel beam to create new bedroom/study and move entrance into hall area. Close stud wall opening to master bedroom and lounge. Create new hallway and entrance to master bedroom. Reposition door to the new bathroom. Repair flat roof. Change internal front door to flat (As clarified by Proposed Floor Plan received 7 March 2013).

[P09/E0376/LB](#) - Approved (22/06/2009)

Remove two internal walls. One is load bearing and will be supported with Fitch Beam. The other is a stud wall and has already been partially removed by previous owner. Replace ceiling, door and wall to bathroom and bedroom, which were removed by previous owner. Remove existing stairway to loft room, and reposition in entrance hall area.

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy policies  
CSEN3 Historic Environment

5.2 South Oxfordshire Local Plan policies  
CON3 Alterations to listed buildings

5.3 National Planning Policy Framework

National Planning Policy Framework Planning Practice Guidance

6.0 **PLANNING CONSIDERATIONS**

6.1 The main considerations is whether the works cause harm to the character of the listed building.

6.2 Policy CSEN3 requires that works conserve and enhance the historic significance of the building, whilst policy CON3 requires that the alterations must respect the established character of the building and not diminish its special historical or architectural qualities.

6.3 The building is part of a terrace of townhouses which were subdivided into apartments; as a consequence much on the internal partitions are stud walls. Accordingly, the works proposed do not interfere with original fabric or layout. In any case, the archway is 1970s in design and enclosing it to create a conventional doorway is more in keeping with the character of the building. The works remain legible and as such can be differentiated from original features for future alternations if required.

**7.0 CONCLUSION**

7.1 The works proposed respect the establish character of the buildings and its significance, they do not interfere with original fabric and could be undone at a later date if necessary. As such, the works are in accordance with South Oxfordshire Core Strategy 2027 policy CSEN3 and South Oxfordshire Local Plan 2011 policy CON3, as well as the principles of the National Planning Policy Framework and the guidance in the National Planning Policy Guidance.

**8.0 RECOMMENDATION**

8.1 **To grant listed building consent subject to the following condition:**

**1. Approved plans (listed building).**

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