



**Cherwell**  
DISTRICT COUNCIL  
NORTH OXFORDSHIRE

# NOTICE OF DECISION

## TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

### Name and Address of Agent/Applicant:

Lichfields  
Apex Plaza  
Forbury Road  
Reading  
RG1 1AX

### Non-Material Amendment(s) Determination

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**Date Registered:** 16th June 2023

**Proposal:** Roof cowls are proposed to be added to the Academic Building Services Building. Ventilation Grille cut-outs are to be removed from the perforated metal cladding panels and relocated to within the blockwork walls behind. One single door is to be moved from the west elevation to east elevation; enclosed roof plant and lift overrun massing on both buildings revised; in respect of the entrance curtain wall of the Commercial Building, horizontal louvres are to be removed from ground floor elevation but retained on upper floors; minor updates to the compound massing and roofscape of the gas compounds of the Commercial Building and minor updates to the landscaping finishes albeit the overall landscape strategy remains unchanged (proposed as non-material amendment to 21/03150/REM)

**Location:** Begbroke Science Park, Begbroke Hill, Begbroke, Kidlington, OX5 1PF

**Parish(es):** Begbroke

### APPROVAL OF NON-MATERIAL AMENDMENT(S)

Cherwell District Council, as Local Planning Authority, hereby approves the non-material amendments described above in accordance with the following:

Having considered all relevant matters, including the requirements of legislation in s96A, the proposed changes are considered to be non-material to the planning permission when considered individually and cumulatively and would not affect the scope of the planning permission including the associated conditions. For the avoidance of doubt, the approved plans condition (condition 2 of planning permission 21/03150/REM) only is updated (incorporating the plans approved by 22/01610/NMA and 22/03355/NMA). For the avoidance of doubt Condition 2 now reads:

Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the application forms and the following plans and documents:

Design Statement revision 01 (dated 04 November 2022), prepared by NBBJ  
Landscape and Ecology Management Plan, prepared by Fira and BSG  
Landscape Impact Assessment Addendum, prepared by FCPR

Note regarding: Ecology Mitigation for 18/00803/OUT, prepared by Fira,  
BSG Arboriculture Addendum, prepared by FPCR.  
Site Location Plan (Drawing No. BBSP-NBBJ-ZZ-XX-DR-A-501001/P3)  
Site Plan - Existing (Drawing No. BBSP-NBBJ-ZZ-XX-DR-A-501000/P3)  
Proposed Ground Floor Plan – Academic Building (Drawing no: BBSP-NBBJ-AB-00-DR-A-501040/C02)  
Proposed First Floor Plan – Academic Building (Drawing no: BBSP-NBBJ-AB-01-DR-A-501041/C02)  
Proposed Roof Plan – Academic Building (Drawing no: BBSP-NBBJ-AB-RF-DR-A-501044/C02)  
Proposed Elevations – Academic Building N-S (Drawing no: BBSP-NBBJ-AB-XX-DR-A-502020/C02)  
Proposed Elevations – Academic Building E-W (Drawing no: BBSP-NBBJ-AB-XX-DR-A-502021/C02)  
Proposed Sections – Academic Building (Drawing no: BBSP-NBBJ-AB-XX-DR-A-503030/C02)  
Proposed Elevations & Sections – Academic Building Services Building (Drawing no: BBSP-NBBJ-ZZ-XX-DR-A-502023/C02)  
Proposed Ground Floor Plan – Commercial Building (Drawing no: BBSP-NBBJ-CB-00-DR-A-501020/C02)  
Proposed Plant Floor Plan – Commercial Building (Drawing no: BBSP-NBBJ-CB-03-DR-A-501023/C02)  
Proposed Roof Plan – Commercial Building (Drawing no: BBSP-NBBJ-CB-RF-DR-A-501024/C02)  
Proposed Elevations – Commercial Building N-S (Drawing no: BBSP-NBBJ-CB-XX-DR-A-502010/C02)  
Proposed Elevations – Commercial Building E-W (Drawing no: BBSP-NBBJ-CB-XX-DR-A-502011/C02)  
Proposed Elevations – Commercial Building Typical Gas Stores (Drawing no: BBSP-NBBJ-CB-XX-DR-A-502012/C02)  
Proposed Sections – Commercial Building (Drawing no: BBSP-NBBJ-CB-XX-DR-A-503020/C02)  
Proposed Site Plan – Zone C (Drawing no: BBSP-NBBJ-ZZ-XX-DR-A-501011/C02)  
Proposed Site Plan – Zone B (Drawing no: BBSP-NBBJ-ZZ-XX-DR-A-501012/C02)  
Proposed GA Begbroke Weed Garden (Drawing no: BBSP-ASSE-XX-XX-DR-A-301001/1259\_05\_120)  
Proposed Drainage Plan and Setting Out (Drawing no: BBSP-ASSE-XX-XX-DR-A301002/1259\_05\_121)  
Proposed Section AA (Drawing no: BBSP-ASSE-XX-XX-DR-A-403001/1259\_05\_140)  
Proposed Section BB (Drawing no: BBSP-ASSE-XX-XX-DR-A-403002/1259\_05\_141)  
Proposed Section CC + DD (Drawing no: BBSP-ASSE-XX-XX-DR-A-403003/1259\_05\_142)  
Proposed External Elevations (Drawing no: BBSP-ASSE-XX-XX-DR-A-302001/1259\_05\_150)  
Stone Furniture (Drawing no: BBSP-ASSE-XX-XX-DR-A-725001/1259\_05\_160)  
Stone Sink (Drawing no: BBSP-ASSE-XX-XX-DR-A-725002/1259\_05\_161)  
Path Interface Detail Begbroke Weed Garden Drawing no. BBSP-ASSE-XX-XX-DR-A-725003/1259\_05\_162)  
Landscape Masterplan (Drawing No. LP2264-FIR-00-ZZ-DR-L-0001/07)  
Landscape M Plan Car & Cycle Parking (Drawing No. LP2264-FIR-00-ZZ-DR- L-0007-04)  
Reserved Matters Landscape Masterplan (Drawing No. LP2264-FIR-00-ZZ-DR-L-0003/05)  
Details of Creation and Enhancement of Public Art (Begbroke Science Park Public Art Proposal prepared by Assemble – Submission to accompany Reserved Matters Application Revised 15th June 2023)

Reason: For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.

The non-material amendment application, hereby approved, does not nullify the conditions imposed in respect of the original planning permission. These conditions must be adhered to so as to ensure that the development is lawful.

Cherwell District Council  
Bodicote House  
Bodicote  
BANBURY  
OX15 4AA



David Peckford  
Assistant Director – Planning and  
Development

Date of Decision: 7th July 2023

Checked by: Caroline Ford



## NOTICE OF DECISION

### TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

#### NOTES TO THE APPLICANT

##### TIME LIMITS FOR APPLICATIONS

By virtue of Sections 91-96 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, planning permissions are subject to time limits. If a condition imposing a time limit has been expressly included as part of the permission, then that condition must be observed. Otherwise, one or other of the following time limits will apply:

**Where planning permission is given in outline** subject to a condition reserving certain matters for subsequent approval, application for approval of such matters reserved must be made not later than the expiration of 3 years beginning with the date of the outline planning permission and further the development to which the permission relates must be begun not later than the expiration of 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last reserved matters to be approved.

**Where the planning permission is complete and is not in outline**, the development must be begun not later than the expiration of 3 years from the date on which permission was granted.

##### OTHER NECESSARY CONSENTS

This document only conveys permission or approval for the proposed development under Part III of the Town and Country Planning Act 1990 and you must also comply with all the bye-laws, regulations and statutory provisions in force in the District and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

In particular you are reminded of the following matters:

- The need in appropriate cases to obtain approval under the Building Regulations. **The Building Regulations may be applicable to this proposal. You are therefore advised to contact the District Council's Building Control Manager before starting work on site - Telephone: 01295 227006. Email: [Building.Control@Cherwell-dc.gov.uk](mailto:Building.Control@Cherwell-dc.gov.uk)**
- The need to obtain an appropriate Order if the proposal involves the stopping up or diversion of a public footpath.
- Data supplied by the National Radiological Protection Board (NRPB) and the British Geological Survey (BGS) suggests that the site of this application falls within an area which is potentially at risk from radon. This may require protective measures in order to comply with the Building Regulations if your consent relates to a new dwelling or house extension. Further advice on whether protective measures are required under the Building Regulations can be obtained by contacting the Building Control Manager on 01295 227006 or E-mail at [building.control@cherwell-dc.gov.uk](mailto:building.control@cherwell-dc.gov.uk)
- The need to obtain a separate "Listed Building Consent" for the demolition, alteration or extension of any listed building of architectural or historic interest from the Local Planning Authority.
- The need to make any appropriate arrangements under the Highways Act in respect of any works within the limits of a public highway. The address of the Highway Authority is Oxfordshire County Council, Speedwell House, Speedwell Street, Oxford, OX1 1NE.
- It is the responsibility of the applicant to ascertain whether his/her development affects any public right of way, highway or listed building.