

APPLICATION NO.	P17/V0297/LB
SITE	Beaulieu Court Cottage, Sunningwell, Abingdon OX13 6RB
PARISH	Sunningwell
PROPOSAL	Stud walls and fitting out wc.
WARD MEMBER(S)	Debby Hallett Emily Smith
APPLICANT	Mr & Mrs Henry & Caitlin Phillpotts
OFFICER	Kerry Street

RECOMMENDATION

That listed building consent is granted subject to the following conditions:

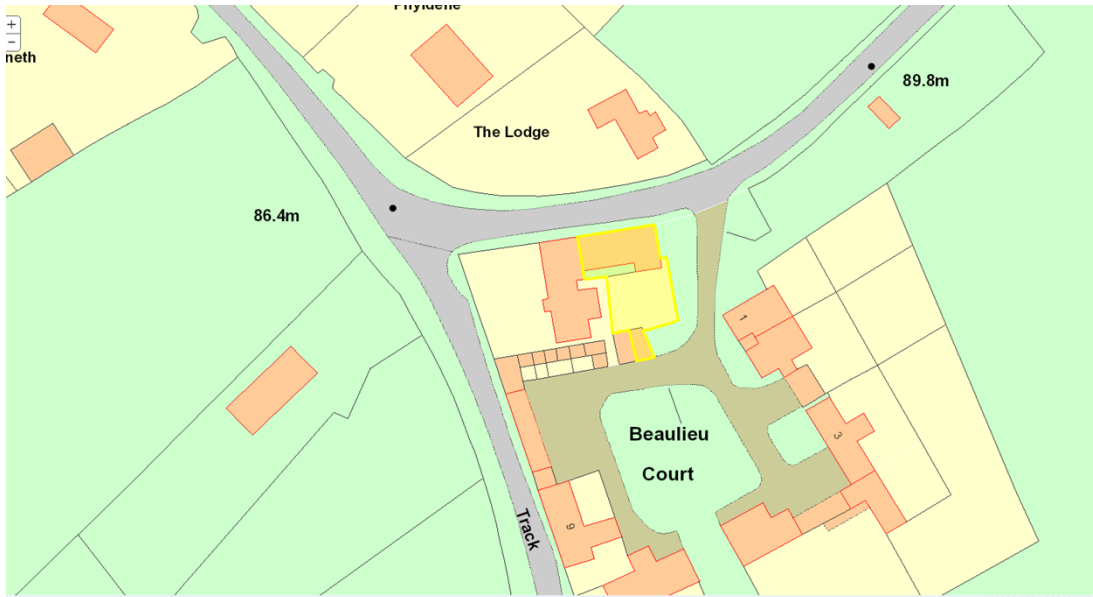
Compliance conditions:

- 1 : Commencement within three years.**
- 2 : Development completed in accordance with approved plans.**
- 3 : Materials in accordance with application.**

1.0 INTRODUCTION AND PROPOSAL

- 1.1 This application is referred to committee as the applicant is a member of staff.
- 1.2 Beaulieu Court Cottage is the former left wing of Beaulieu Farmhouse which is a grade II listed building. Beaulieu Court Cottage forms part of the listing of the farmhouse. It is located to the south-east of Sunningwell village, to the south of Pen Lane. Neighbouring properties are located to the north and to the west, south and south-east within the Beaulieu Court complex.
- 1.3 This application seeks listed building consent for the insertion of stud walls and the fitting out of a WC.

- 1.4 The property lies within the Oxford Green Belt. A site location plan is provided below.



- 1.5 Extracts of the application plans can be found **attached** as Appendix 1.

2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 2.1 Conservation Officer Vale - No objections.

3.0 RELEVANT PLANNING HISTORY

- 3.1 [P16/V1964/DIS](#) - Approved (09/09/2016)

Discharge of condition 3 (Details of the capping to the lowered chimney stack and details of the new internal lime plaster mix) on P16/V0923/LB and P16/V0922/HH.

1. Extensive repairs to single storey roofs
2. Repair & make good main roof where necessary
3. Remove slender chimney stack to southern single storey lean to
4. Insertion of 2 x conservation roof lights to the east lean to
5. Removal of cement render to internal walls of the ground floor
6. Removal of false ceilings, stud walls and plaster board on the ground, stairwell and stone room
7. Replacement of bathroom suite

[P16/V0923/LB](#) - Approved (27/07/2016)

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6. Removal of false ceilings, stud walls and plaster board on the ground, stairwell and stone room

- 7. Replacement of bathroom suite
 - 8. Rewiring
- Amended by plan received 23/5/2016.

[P16/V0922/HH](#) - Approved (27/07/2016)

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 - 2. Repair & make good main roof where necessary
 - 3. Remove slender chimney stack to southern single storey lean to
 - 4. Insertion of 2 x conservation roof lights to the east lean to
 - 5. Removal of cement render to internal walls of the ground floor.
- Amended by plans received 23/05/2016.

[P96/V0816/LB](#) - Approved (20/08/1996)

Erection of a Conservatory.

[P96/V0815](#) - Approved (20/08/1996)

Erection of a conservatory.

[P93/V0182/LB](#) - Approved (12/08/1993)

Erection of a conservatory.

[P93/V0181](#) - Approved (12/08/1993)

Erection of a conservatory.

[P75/V0106](#) - Approved (26/09/1975)

Erection of two linked single storey garages. Planning Application History

3.2 **Pre-application History**

None

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

- 4.1 Listed Building Consent does not fall within the defined scope for potential EIA development.

5.0 **MAIN ISSUES**

5.1 **Impact on the significance of the Listed Building**

The proposed works to the listed building will not compromise the special architectural or historic interest of the building. Therefore the proposal is considered to be acceptable.

6.0 **CONCLUSION**

- 6.1 The proposal will not harm the significance of the listed building. The proposal therefore complies with the provisions of the development plan, in particular policy CP39 of the adopted Vale of White Horse Plan 2031, Part 1 and saved policy HE5 of the adopted Vale of White Horse Plan 2011. The works are considered to comply with the provisions of the National Planning Policy Framework.

The following planning policies have been taken into account:

Vale of White Horse District Council – Committee Report – 12 April 2017

Vale of White Horse Plan 2031, Part 1 - policy CP39

Vale of White Horse Plan 2011 - policy HE5

National Planning Policy Framework, 2012

Planning Practise Guidance, 2014

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