

<b>APPLICATION NO.</b>	<a href="#">P18/V0240/LB</a>
<b>SITE</b>	Beaulieu Court Cottage Pen Lane Sunningwell Abingdon, OX13 6RB
<b>PARISH</b>	SUNNINGWELL
<b>PROPOSAL</b>	Extensive internal and external works and upgrading of Grade II listed dwelling. (Additional Plans received 1 March 2018).
<b>WARD MEMBER(S)</b>	Debby Hallett Emily Smith
<b>APPLICANT OFFICER</b>	Mr Henry Phillpotts Kerry Street

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## **RECOMMENDATION**

**It is recommended that listed building consent is granted subject to the following conditions:**

### **Standard Conditions:**

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

### **Compliance Conditions:**

- 3. Details and materials in accordance with application.**

## **1.0 INTRODUCTION AND PROPOSAL**

- 1.1** This application is referred to committee as the applicant is closely related to 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 extensive internal and external works to upgrade the property.
- 1.4** A site location plan is provided overleaf.



## 2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

2.1	<b>Sunningwell Parish Council</b>	Approve
	<b>Conservation Officer Vale</b>	No objections

## 3.0 RELEVANT PLANNING HISTORY

### 3.1 [P17/V2162/LB](#) - Approved (04/10/2017)

Fitting out of ground floor entrance hall and stairwell following permission (P16/V0923/LB and P16/V1964/DIS) to remove stud work cement render from internal walls

[P17/V0297/LB](#) - Approved (13/04/2017)  
Stud walls and fitting out WC.

[P17/V0183/LB](#) - Approved (13/04/2017)  
Remove 1x Internal early 20th century panel door at the bottom of stair and associated frame

[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)

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
8. Rewiring

Amended by plan received 23/5/2016.

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

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.

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**

[P17/V2979/PEO](#) - Other Outcome (30/11/2017)

Conversion of existing roof space to habitable living accommodation and extensive alterations, improvements and maintenance of the listed building.

**\*\*SITE MEETING\*\***

### 4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 Listed building applications do 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 policies CP39 and CP40 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 Plan 2031, Part 1

CP39 - The Historic Environment  
CP40 - Sustainable Design and Construction

Vale of White Horse Plan 2011

HE5 - Development involving alterations to a listed building

**National Planning Policy Framework, 2012**

**Planning Practise Guidance, 2014**

**Equalities Act 2010**

The proposal has been assessed against section 149 of the Equalities Act. It is considered that no recognised group would suffer discrimination as a result of this proposal.

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