

<b>APPLICATION NO.</b>	<a href="#">P13/V0548/LB</a>
<b>APPLICATION TYPE</b>	LISTED BLDG. CONSENT
<b>REGISTERED</b>	12.3.2013
<b>PARISH</b>	SUNNINGWELL
<b>WARD MEMBER(S)</b>	Elizabeth Miles Val Shaw
<b>APPLICANT</b>	Mr J Cronin
<b>SITE</b>	The Old Rectory Sunningwell Road Sunningwell Abingdon, OX13 6RB
<b>PROPOSAL</b>	Alterations to reduce the number of flats from 4 to 3, minor internal and external alterations and conversion of roof space for residential use.
<b>AMENDMENTS</b>	20 May 2013
<b>GRID REFERENCE</b>	449656/200548
<b>OFFICER</b>	Stuart Walker

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## 1.0 INTRODUCTION

- 1.1 This application seeks listed building consent to reduce the number of flats from four to three, minor internal and external alterations and conversion of roof space for residential use.
- 1.2 The Old Rectory is a detached former dwelling, converted into four flats, within the village of Sunningwell. It has an extensive curtilage, surrounded by other dwellings. It is grade II listed. The property is located in the Oxford Green Belt, but within the designated village infill boundary as defined under policy GS3.
- 1.3 The application comes to committee because Sunningwell Parish Council objects.

## 2.0 PROPOSAL

- 2.1 The proposal seeks permission for internal and minor external alterations in order to consolidate the existing internal arrangement to allow the number of flats to be reduced to three. A new staircase is proposed from the first floor to give access to the roof space, together with a number of new roof lights and a new dormer. An existing flat roofed dormer will be reduced in width and altered with a pitched roof. Internally the existing staircase will be retained but boxed in to provide additional floor space at first floor level. A fully detailed list of the changes proposed is set out in the design and access statement, available on the council's website.
- 2.2 The plans have been amended at the request of the conservation officer, and now provide a traditional staircase to the roof space. A site location plan and extracts from the application plans are **attached** at appendix 1.

## 3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 **Sunningwell Parish Council:** objection to both original and amended plans. A copy of the parish council's comments is **attached** at appendix 2.
- 3.2 **Conservation Officer Vale:** Amended plans: "I am now satisfied that with the traditional staircase proposed and the minimal alterations to the roof the scheme of works will not harm the significance of the listed building. I would recommend conditions requiring details of any thermal and acoustic insulation, details of the new

staircase, details of new doors, partitions, mouldings and architraves, new windows, dormers and roof lights and a method statement for the boxing in works to the existing staircase.”

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P12/V0022](#) - Refused (23/03/2012) - Refused on appeal (16/10/2012)

Change of use of outbuilding to create a one bedroom dwelling. Proposed alterations to 'The Old Rectory.'

[P12/V0023/LB](#) - Refused (23/03/2012) - Refused on appeal (16/10/2012)

Proposed internal alterations to 'The Old Rectory.'

[P10/V1095/NM](#) - Approved (16/06/2010)

Application for a non-material amendment to Planning Permission SUN/6545/19 for the insertion of a new window and 2 roof windows to the North elevation.

[P07/V1829](#) - Approved (20/12/2007)

Rebuild outbuildings.

[P07/V1177/LB](#) - Approved (20/12/2007)

Proposed rebuild of outbuilding.

[P82/V0255](#) - Approved (09/08/1982)

Conversion of existing dwelling to four flats and existing coach house to dwelling.

5.0 **POLICY & GUIDANCE**

5.1 **National Planning Policy Framework (NPPF) – March 2012**

The National Planning Policy Framework confirms there is a presumption in favour of sustainable development and within the overarching roles that the planning system ought to play are a set of 12 core planning principles, the following of which are directly relevant to this application:

- i. Be genuinely plan led
- ii. Not simply be about scrutiny, but be a creative exercise in finding ways to enhance and improve the places in which people live their lives.
- iii. Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- iv. Conserve heritage assets in a manner appropriate to their significance.

5.2 In delivering sustainable development, the framework sets out a variety of detailed guidance and the following sections are directly relevant to this application:

- i. Conserving and enhancing the historic environment – recognising heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.

6.0 **PLANNING CONSIDERATIONS**

6.1 The framework states that account should be taken of the desirability to sustain and enhance heritage assets. Despite the parish council's objections, the proposed works as amended will not harm the significance of the listed building. The internal and external changes proposed are considered to respect the integrity of the historic and architectural fabric of this listed building and subject to further details being submitted (see suggested conditions below) the proposal will not adversely affect its setting or its character. Officers, therefore, see no reason to withhold consent.

6.2 In respect of the parish council's concern over the loss of the accommodation from four flats to three, this consideration does not fall within the ambit of this application, which

is only for matters that require listed building consent.

7.0 **CONCLUSION**

7.1 The proposed alterations are not harmful to the setting / historic & architectural fabric of the listed building and accords with advice contained in the national framework.

8.0 **RECOMMENDATION**

8.1 **Grant Listed Building consent**

1 : TL4 - Time limit - LB/CA consent

2 : Approved plans (listed building)

3 : Submission of details of thermal / acoustic insulation

4 : Submission of details of new staircase

5 : Submission of details of doors, architraves and partitions

6 : Submission of details of new windows, dormers & rooflights

7 : Schedule of works for boxing in existing staircase

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