

APPLICATION NO.	P22/V2109/LB
SITE	Beaulieu Court Cottage Beaulieu Court Sunningwell Abingdon, OX13 6RQ
PARISH	SUNNINGWELL
PROPOSAL	Addition of one Velux conservation style rooflight in north elevation of main roof to match those existing
WARD MEMBER(S)	Debby Hallett Emily Smith
APPLICANT OFFICER	Mr Henry Phillpotts Lauren Davies

RECOMMENDATION

It is recommended that Listed Building Consent is granted subject to the following conditions:

Standard Conditions:

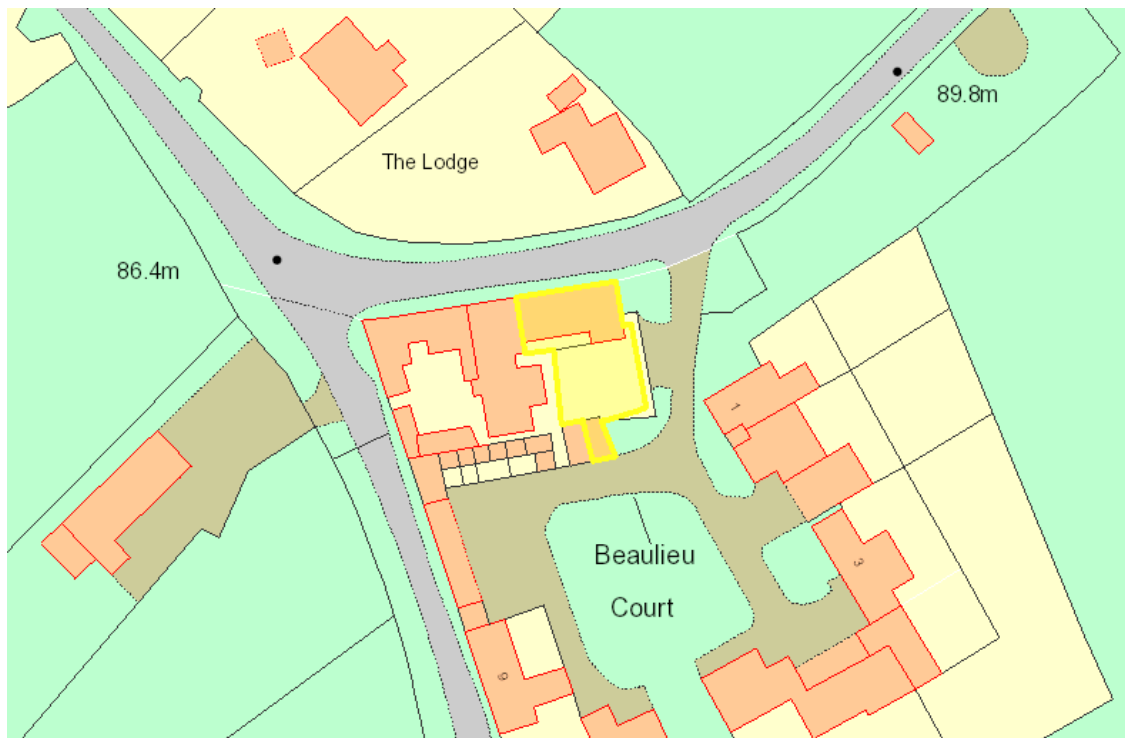
- 1. Commencement within 3 years**
- 2. Development completed in accordance with approved plans**

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 in the planning service.
- 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. The dwelling is located to the south-east of Sunningwell village, to the south of Pen Lane. Neighbouring properties are located directly to the north and to the west, south and south-east within the Beaulieu Court complex.
- 1.3** Listed building consent was granted under application ref P18/V0240/LB for the conversion of the loft and new fenestration throughout the property. This application seeks listed building consent for the addition of a sixth 'Velux' conservation style rooflight in the north elevation of the main roof to match the five existing rooflights. The application plans are **attached** at Appendix 1.
- 1.4** A site location plan is provided below:



2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 A summary of the responses received is set out below. Comments made can be viewed in full online at www.whitehorsedc.gov.uk

2.2

Sunningwell Parish Council	No comments received at the time of writing the report.
Conservation Officer (South and Vale)	No objection.

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P18/V0240/LB](#) - Approved (11/05/2018)

Extensive internal and external works and upgrading of Grade II listed dwelling. (Additional plans received 1 March 2018 and amended plans and additional information received 20 April 2018).

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 rooflight would be inserted into the north elevation of the main roof to serve the small bedroom at the eastern end of the dwelling, to provide natural light and ventilation. The proposed rooflight would be a conservation

style centre pivot roof window with a single glazing bar and would match the existing rooflights. All making good works would be completed in materials to match the existing.

- 5.2 The Conservation Officer has no objection to the addition of one further rooflight. It is considered that the additional rooflight would not result in any harm to the historic character of the listed building. Therefore, the proposed works are considered to be sympathetic to the special historic and architectural interest of the building and would preserve its special interest and significance.

6.0 **CONCLUSION**

- 6.1 The proposal is considered to appropriately preserve the significance of this Grade II Listed Building. The proposal is considered to comply with the provisions of the development plan, in particular; Policy CP39 of the adopted Vale of White Horse Local Plan 2031 Part 1 and Policies DP36 and DP38 of the adopted Vale of White Horse Local Plan 2031 Part 2. The development is also considered to comply with the provisions of the Planning (Listed Building and Conservation Areas) Act 1990, the National Planning Policy Framework and the South Oxfordshire and Vale of White Horse Joint Design Guide 2022.

The following planning policies have been taken into account:

Development Plan

Vale of White Horse Plan 2031 Part 1 Policies

CP39 - The Historic Environment

A Regulation 10A review (five-year review) for Local Plan Part 1 (LPP1) has been completed. The review shows that five years on, LPP1 (together with LPP2) continues to provide a suitable framework for development in the Vale of White Horse that is in overall conformity with government policy.

Vale of White Horse Plan 2031 Part 2 Policies

DP36 - Heritage Assets

DP38 - Listed Buildings

Neighbourhood Plan

Sunningwell Parish Council is working on a neighbourhood plan, but it is at a very early stage and has limited weight at this time.

South Oxfordshire and Vale of White Horse Joint Design Guide 2022

National Policy

National Planning Policy Framework and Planning Practice Guidance

Other relevant legislation

The Planning (Listed Building and Conservation Areas) Act 1990

Section 66: The local planning authority has a duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Human Rights Act 1998 The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

Equality Act 2010

In determining this planning application, the Council has regard to its equality's obligations including its obligations under Section 149 of the Equality Act 2010.

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