

# PLANNING

ELECTRONIC  
VERSION

## Planning Decision

P21/V0406/LB

Messrs Gilbert  
c/o Mark Doodes Planning  
Unit 1 The Old Barn  
Wicklesham Lodge Business Park  
Faringdon  
SN7 7PN

## LISTED BUILDING CONSENT

---

Application No : **P21/V0406/LB**

Application proposal, including any amendments :

**Subdivision of plot and conversion and extension of Listed Barn to created an additional dwelling (resubmission of P20/V2630/LB & P20/V2625/FUL). (Additional information received 25 March 2021, 10 June, 17 June and 21 June 2021).**

Site Location : **Abners Church Road Blewbury Didcot OX11 9PY**

---

Vale of White Horse District Council hereby gives notice that **listed building consent is GRANTED** for the execution of the works referred to above strictly in accordance with the description, plans and specifications contained in the application (as varied by amendments referred to above) subject to the following condition(s) :

1. The works for which this consent is granted shall be begun within a period of three years from the date of this consent.

Reason: To comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

2. That the works hereby approved shall be carried out in accordance with the details shown on the following approved plans, 2706\_T, TPP 05494\_2021, TPP 05494\_2021a, 2706\_E, 2706\_Ea, 077 F, 2706\_MBS, 03, 04 F, LOC001, 01, 05 E, 07 F, 20, 21, 22, 23, 24 and 02 E, except as controlled or modified by conditions of this consent.

Reason: To secure the proper planning of the historic environment in



accordance with Development Plan policies.

3. Prior to the commencement of development, a photographic schedule of of all materials to be used externally in the construction shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built using only the approved materials.

Reason: To preserve the character and appearance of the Grade II listed building within the Blewbury conservation area (Policy CP39 of the adopted Local Plan 2031 Part 1 and Policies DP36, DP37 and DP38 of the adopted Local Plan 2031 Part 2).

4. Prior to the commencement of any works, section plans showing construction of mezzanine floors and method of abutment of the glazed link to the existing barn, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To preserve the character and appearance of the Grade II listed building (Policy CP39 of the adopted Local Plan 2031 Part 1 and Policies DP36, DP37 and DP38 of the adopted Local Plan 2031 Part 2).

NB: The above consent may contain pre-conditions, which require specific matters to be approved by the Local Planning Authority before a specific stage of the works occurs. This means that a lawful commencement of the approved works cannot be made until the particular requirements of the pre-condition(s) have been met.

NB: This consent is specific to the details of the works as shown on the approved plans and other associated documentation. Unless otherwise agreed by the Council any departure from the approved plans will constitute unauthorised works and may be liable to enforcement action. As such the Council must be advised in writing of any proposed variations from the approved plans and other associated documentation at the earliest stage possible.

This consent refers only to that required under the Planning (Listed Buildings and Conservation Areas) Act 1990 and does not include any consent or approval under any other enactment, byelaw, order or regulation.

## Reason for Decision

It is not considered that the proposed conversion and extension of the existing barn will significantly harm the historic and architectural significance of the listed building. The proposal is therefore considered to comply with policies set out in the adopted Local Plan 2031, the Blewbury Neighbourhood Plan and the provisions of the NPPF.

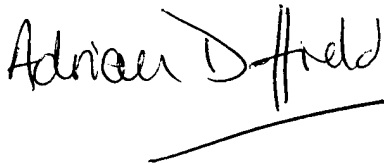
In accordance with paragraph 38 of the National Planning Policy Framework the Council takes a positive and proactive approach to development proposals. The Planning Service works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and by advising applicants/agents of issues that arise during the processing of their application and where possible suggesting solutions to problems.

Note : A more detailed explanation is available in the officer's report, available in the application case file.

## Key Policies

CP39	The Historic Environment
DP36	Heritage Assets
DP38	Listed Buildings

Note : The full wording of the above policies are available on our website or in the local plan documents, at our offices.



Head of Planning  
**23rd July 2021**

## STATUTORY INFORMATIVE

1. If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent or conservation area consent for the proposed works, or to grant consent subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Sections 20 - 22 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within **six months** of the receipt of this notice. Appeals must be made on a form which is obtainable from :

The Planning Inspectorate  
Customer Support Unit  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN  
Telephone : 0303 444 5000  
[www.planningportal.gov.uk](http://www.planningportal.gov.uk)  
email: [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk)

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

2. If listed building consent or conservation area consent is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the council of the district, or London Borough in which the land is situated (or, where appropriate on the Common Council of the City of London) a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

## **OTHER INFORMATION**

The Planning Portal contains a wide range of helpful planning-related guidance and services. You may wish to view their website ([www.planningportal.gov.uk](http://www.planningportal.gov.uk)).