

# KELMSCOTT MANOR, KELMSCOTT, LECHLADE



**OVERVIEW**

**CLIENT/ APPELLANT**  
Society of Antiquaries of London

**SECTOR**  
Tourism

**LOCATION**  
Lechlade, Oxfordshire

**PLANNING AUTHORITY**  
West Oxfordshire District Council

**HIGHWAY AUTHORITY**  
Oxfordshire County Council

**PROJECT TEAM**  
Carter Jonas

**PROJECT DIRECTOR**  
Rupert Lyons

**APPEAL REFERENCE**  
APP/D3125/W/19/3237054

## BACKGROUND

The Planning Authority in this case had refused permission for the variation of a condition attached to a planning permission that had been granted in November 2018 for a series of alterations to a Grade 1 listed building (formerly the home of the British textile designer William Morris) relating to its opening to the public and the construction of a remote car park. One of the main issues identified by the Inspector was whether that would adversely impact highway safety and the amenity of existing residents in the village.

## APPROACH

We explained that the proposed Management Plan presented a cogent methodology for the management of staff, volunteers and visitors travelling to the Manor by car and on foot that would achieve the objective of limiting the impact of the opening of the Manor on the village.

We demonstrated that implementation of the planning permission would have a beneficial impact on the transport environs of the village, and that it would reduce vehicular traffic and improve highway safety. Similarly, that a proposed new signage scheme would heighten the conspicuousness of the extended remote Manor’s Car Park and was likely to increase its use further.

## OUTCOME

On the basis of the written representations before her, the Inspector concluded that “the proposed variation to the wording of the condition would meet the 6 tests for conditions in the Framework”. She allowed the appeal and granted a new planning permission on 7 January 2020, subject to conditions. The Inspector also determined that the Planning Authority had behaved unreasonably and granted a full award of costs in favour of the Appellant.

**RELATED PROJECTS**

Garsington Opera Rehearsal Venue


