
Appeal Decisions

Site visit made on 19 September 2016

by Graham Dudley BA (Hons) Arch Dip Cons AA RIBA FRICS DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 07 October 2016

Appeal A: APP/N1730/W/16/3151111

Oak Tree Cottage, Bramshill Road, Bramshill, Hook RG27 0RG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr D Gee against the decision of Hart District Council.
 - The application Ref 16/00379/HOU, dated 11 February 2016, was refused by notice dated 5 April 2016.
 - The development proposed is a single storey rear extension.
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Appeal B: APP/N1730/W/16/3150924

Oak Tree Cottage, Bramshill Road, Bramshill, Hook RG27 0RG

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
 - The appeal is made by Mr D Gee against the decision of Hart District Council.
 - The application Ref 16/00426/LBC, dated 11 February 2016, was refused by notice dated 5 April 2016.
 - The works proposed are a single storey rear extension.
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Decisions

Appeal A

1. The appeal is allowed and planning permission is granted for a single storey rear extension at Oak Tree Cottage, Bramshill Road, Bramshill, Hook RG27 0RG in accordance with the terms of the application, Ref 16/00379/HOU, dated 11 February 2016 and the plans submitted with it, subject to the following conditions:
 - (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
 - (2) The development shall be carried out in accordance with the details shown on plans 2848.01 and the block plan.
 - (3) The development shall not commence until details and samples of all external surfaces, including rainwater goods, have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and samples.

Appeal B

2. The appeal is allowed and listed building consent is granted for a single storey rear extension at Oak Tree Cottage, Bramshill Road, Bramshill, Hook RG27 0RG

in accordance with the terms of the application Ref 16/00426/LBC, dated 11 February 2016 and the plans submitted with it subject to the following conditions:

- (1) The works hereby consented shall be begun before the expiration of three years from the date of this consent.
- (2) The works shall be carried out in accordance with the details shown on plans 2848.01 and the block plan.
- (3) The works shall not commence until details and samples of all external surfaces, including rainwater goods, have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details and samples.

Main Issue

3. The main issue is the effect on the significance and special architectural and historic interest of the listed building.

Reasons

4. Hart District Local Plan (Replacement) [LP] saved Policy CON17 notes that extensions to listed buildings will not be permitted unless the scale of the building is not materially changed and the design is appropriate to the character of the building and setting.
5. The building is listed Grade II and the description identifies it as being C17 of 1 storey with attic. The walls are part brick and part timber framed with brick infill panels and the roof with small dormer windows is finished with plain tiles. I consider that the significance and special architectural and historic interest relate to the building's age and construction and the small scale is important in terms of its cottage character and appearance. The building has been extended at the rear in the past and the proposal would be attached to that extension.
6. The design itself has been carefully arranged to match the existing building in terms of its height and materials and is appropriate to the character of the building. When the extension that has already been constructed was built it was designed to the rear of the historic part of the listed building with a significant degree of visual separation between the extension and historic part provided by a narrower link. This retains the small scale of the older part of the building.
7. To my mind the important factor is the scale of the original cottage and how this would be perceived following the addition of the proposed extension. The historic part of the building would not be directly altered. The impact of the original extension was moderated by being of single storey construction and this would remain unchanged with the extension. The overall size would increase, but only modestly and the elevations as seen from the front and side would be little changed. Clearly when seen from the garden the 3 dimensional form would change, but the impact of that additional bulk would be limited. The proposal would not bring the current extension closer to the historic part of the cottage as it is already attached to it by the link, but it would bring a greater bulk of the building closer. However, the distance involved is small and the important link would remain, ensuring that the clear articulation between the modern and old building remains.

8. The danger with extensions to listed buildings is that what appears to be a small extension added to others becomes unacceptable overall, because the new parts together begin to overwhelm the old. However, because of the limited extent of the proposal, the fact that views particularly from the front are little changed and the important link remains to separate the extension from the historic part, the scale of the building is not materially changed and the design is appropriate to the character of the building and its setting, I consider that the proposal is acceptable, so according with LP Policy CON17. It would not affect the significance or special architectural and historic interest of the listed building.
9. The building is also in the Bramshill Conservation Area. In relation to this appeal the special interest includes the rural nature, mature oak trees that line roads and woodlands and the listed cottages within it. The appraisal identifies Oak Tree Cottage and that it has been considerably extended, but with the extensions running southwards and at reducing scale to preserve the character of the oldest part and so as to leave the early form as the dominant element from the front. I consider that the extension would neither affect this relationship nor the conservation area as a whole.
10. I consider that conditions ensuring the proposal is undertaken in accordance with the drawings and the requirement that details and samples of external materials are submitted for approval are reasonable to ensure that the significance and special architectural and historic interest of the listed building are retained.

Graham Dudley

Inspector