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## Appeal Decisions

Site visit made on 18 October 2016

**by J E Tempest BA(Hons) MA PGDip PGCertHE MRTPI IHBC**

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

**Decision date: 21 November 2016**

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### **Appeal A Ref: APP/Y3940/W/16/3153539**

**Hallams, 166 High Street, Burbage, Marlborough, Wiltshire SN8 3AB**

- 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 Robert Davies against the decision of Wiltshire Council.
  - The application Ref 16/02927/FUL, dated 22 March 2016, was refused by notice dated 14 June 2016.
  - The development proposed is single storey extension forming kitchen and dining room and glazed link. Minor internal alterations to add bathroom to ground floor.
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### **Appeal B Ref: APP/Y3940/Y/16/3153548**

**Hallams, 166 High Street, Burbage, Marlborough, Wiltshire SN8 3AB**

- 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 Robert Davies against the decision of Wiltshire Council.
  - The application Ref 16/03269/LBC, dated 22 March 2016, was refused by notice dated 14 June 2016.
  - The works proposed are single storey extension forming kitchen and dining room and glazed link. Minor internal alterations to add bathroom to ground floor.
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## **Decisions**

1. Appeal A is allowed and planning permission is granted for single storey extension forming kitchen and dining room and glazed link and minor internal alterations to add bathroom to ground floor at Hallams, 166 High Street, Burbage, Marlborough, Wiltshire SN8 3AB in accordance with the terms of the application, Ref 16/02927/FUL, dated 22 March 2016, subject to the following conditions:
    - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
    - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 15-88-01; 15-88-02a; 15-88-03; 15-88-10f; 15-88-13d; 15-88-14d and 15-88-15 .
  2. Appeal B is allowed and listed building consent is granted for single storey extension forming kitchen and dining room and glazed link and minor internal alterations to add bathroom to ground floor at Hallams, 166 High Street, Burbage, Marlborough, Wiltshire SN8 3AB in accordance with the terms of the application Ref 16/03269/LBC, dated 22 March 2016, subject to the following conditions:
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- 1) The works authorised by this consent shall begin not later than 3 years from the date of this consent.
- 2) The works hereby permitted shall be carried out in accordance with the following approved plans: 15-88-01; 15-88-02a; 15-88-03; 15-88-10f; 15-88-13d; 15-88-14d and 15-88-15.
- 3) Prior to the commencement of the works, there shall have been submitted to and approved in writing by the local planning authority full details of :
  - a) The external cedar wall cladding including any finish to be applied;
  - b) The powder coated finish and colour to be applied to aluminium window and door frames;
  - c) The roof lantern including materials of construction and external finish;
  - d) The connection of the glazed corridor with the north elevation of the existing dwelling including a drawing to show the relationship of the proposed corridor to the exposed timber frame.

The works shall be carried out in accordance with the approved details.

### **Main Issues**

3. These are whether the proposed development and works would preserve the listed building known as Hallams, 166 High Street or its setting or any features of special architectural or historic interest which it possesses.

### **Reasons**

4. The appeal property, which is listed Grade II, is a detached dwelling and lies within the Burbage Conservation Area. The listing description dates the oldest part of the dwelling to the late 16C and early 17C. The appellant's heritage statement confirms that the earliest parts of the building were linear in plan form. Timber framing to the central part of the building remains evident in the building's external appearance. An extension to the southern end of the building continued the linear layout. Cross wings have been added at the northern end such that the building is now approximately T-shaped. Externally the walling materials include the timber framing, painted brick and weatherboarding. Internally the floor plan has been modified to incorporate the various extensions.
5. The appellant's heritage statement defines the significance of the listed building as a good example of the local vernacular, utilising brick, timber and thatch. Whilst the timber framing visible on the east and west elevations are identified as the most significant external features, I consider that the north elevation has some significance in this respect as timber framing is evident at first floor level. The appellant also draws attention to the evidence of later phases of extension and hierarchy of scale contributing to the building's significance. The evidence indicates that none of the extensions are recent although renovations and alterations took place in the 20C. The existing dwelling has clearly undergone a series of changes which have altered its internal layout and external appearance. Some of these changes have partially obscured its original form.

6. The proposal would extend the dwelling by adding a glazed corridor which would lead from the existing kitchen into a proposed single storey flat roofed structure to be used as a new kitchen and dining room. The works would entail some excavation of the garden on the north side of the house to provide consistent floor levels. Existing outbuildings, not shown on the submitted plans, include a painted brick flat roofed outbuilding in the north east corner of the garden and a small timber garden shed.
7. The proposed extension would leave the existing building largely undisturbed except for the creation of a ground floor bathroom and the proposed glazed link. There would be no loss of historic fabric as a consequence of the proposals as the link would connect with an existing doorway.
8. The design and materials for the proposed extension, whilst they would contrast with those of the existing dwelling, would be understated in their appearance and would not compete visually with the existing dwelling. The corridor link between the proposed new room and the existing dwelling would be glazed on both sides and have a low profile metal clad roof. The overall height of the extension would be slightly higher than eaves height of the westward projecting wing of the existing dwelling, and lower than the eaves height of the east projection.
9. Taken as a whole, the extension would have the appearance of an ancillary or subsidiary structure in relation to the existing dwelling linked to it by a glazed corridor. The dominance of the existing dwelling, which is unified in its appearance by the thatched roof, would remain. The original and historic plan form of the listed building would not be harmed by the addition of the proposed extension. The proposals would not detract from the evidence of the earlier extensions to the timber framed building.
10. The glazed link would utilise the existing kitchen doorway and the main extension building would be sited partially across the central section of the historic building. However, the use of glazing to both sides of the link would ensure that the end wall of the existing dwelling remains visible and, subject to satisfactory detailing, would not interfere with the timber framing. The extension would be set back from the road facing elevation of the dwelling and would extend slightly beyond the western elevation of the existing dwelling. The extension would alter the setting of the existing building in views of the east, north and west elevations from the garden. The principal change would be to views of the northern elevation which the appellant points out is a much altered elevation as a consequence of previous, but not recent, extensions. However, the western wing is clad in modern boarding and the northern elevation includes modern fenestration. Given the separation which would be created by the proposed glazed corridor and the other elements of the overall design referred to above, I am satisfied that the effect on the setting of the listed building would not be harmful.
11. I find that the proposed extension, as a consequence of its modest size and proposed position and taking into account the level of alterations which have taken place to the north elevation, would not harm the significance of the listed building.
12. I have noted the Council's suggestions that the ground floor of the existing house could be utilised in a different way such that an extension would not be necessary. However the appellant points out that the existing hall, albeit large

in area, forms part of the circulation space in the existing layout. In any event, I have found that the proposed extension would not harm the significance of the listed building.

13. The proposals include the erection of a glass canopy over the external doorway on the west elevation of the property. This canopy would provide a measure of weather protection to the property. The minimal and contemporary design of the canopy would not harm the special interest of the building.
14. Whilst not raised as part of the Council's reasons for refusing the proposals, there is a duty to consider whether the proposals would preserve or enhance the character or appearance of the conservation area. The site of the proposed extension is largely screened in public views from the High Street by the sloping grass verge and fence. I noted during my site visit that buildings with the conservation area are varied in age and style. Although the design of the proposed extension is contemporary, for the reasons set out above I consider it would be appropriate on this site and in this position. Accordingly, I am satisfied that the proposal would preserve the character and appearance of the conservation area.
15. I therefore find that the proposal complies with Core Policy 58 of the Wiltshire Core Strategy (WCS) which states that development should protect, conserve and where possible enhance the historic environment. This includes designated heritage assets and their settings. The proposal also complies with Core Policy 57 of the WCS which requires a high standard of design in all new development including extensions. The proposal is consistent with the National Planning Policy Framework which requires, amongst other matters, the conservation of heritage assets in a manner appropriate to their significance.

### **Conclusions and conditions**

16. For the reasons given above and having taken into account all matters raised I conclude that the appeals should be allowed subject to appropriate conditions. I agree with the Council's suggestion that the only conditions necessary in relation to the application for planning permission are those relating to standard time limits and specifying the approved plans. In respect of the listed building consent, the Council seeks more details in respect of the proposed external cedar cladding, the powder coating to the door and window frames and the proposed roof lanterns. I agree that control over these detailed matters is required to ensure that the appearance and finish is appropriate in the context of the listed building. As full details of these matters are to be supplied, I do not consider it necessary to include a specific request for manufacturer's details. In addition, I consider a drawing should be submitted for the Council's approval showing the junction of the glazed link with the north elevation of the existing house.

*J E Tempest*

INSPECTOR