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## Appeal Decisions

Site visit made on 5 December 2016

**by Jonathan Hockley BA(Hons) DipTP MRTPI**

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

**Decision date: 15 December 2016**

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### **Appeal A: APP/X0415/W/16/3158677**

#### **West Barn, Village Road, Little Missenden, Buckinghamshire HP7 0QY**

- 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 & Mrs J Dominy against the decision of Chiltern District Council.
  - The application Ref CH/2016/1046/FA, dated 2 June 2016, was refused by notice dated 29 July 2016.
  - The development proposed is a single storey rear extension.
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### **Appeal B: APP/X0415/Y/16/3158693**

#### **West Barn, Village Road, Little Missenden, Buckinghamshire HP7 0QY**

- 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 & Mrs J Dominy against the decision of Chiltern District Council.
  - The application Ref CH/2016/1088/HB, dated 2 June 2016, was refused by notice dated 29 July 2016.
  - The works proposed are a single storey rear extension.
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## **Decisions**

1. Appeal A is allowed and planning permission is granted for a single storey rear extension at West Barn, Village Road, Little Missenden, Buckinghamshire HP7 0QY in accordance with the terms of the application, Ref CH/2016/1046/FA, dated 2 June 2016, subject to the conditions set out at the end of my decision.
2. Appeal B is allowed and listed building consent is granted for a single storey rear extension at West Barn, Village Road, Little Missenden, Buckinghamshire HP7 0QY in accordance with the terms of the application Ref CH/2016/1088/HB dated 2 June 2016, subject to the conditions set out at the end of my decision.

## **Main Issue**

3. The main issue in both appeals is whether the proposed extension would preserve the special architectural and historical interest of the Grade II listed building.

## **Reasons**

4. West Barn lies in the heart of the attractive small village of Little Missenden. The barn is a Grade II listed dwelling, stated on the listing to date from the late 17<sup>th</sup> or early 18<sup>th</sup> century. The barn is timber framed and horizontally weather
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boarded (stained black) with a brick plinth and is located directly on Village Road. On this elevation the barn has just two openings; a small three pane fairly modern window located in a panel of vertical boarding, with a rooflight in the old tile roof above. It is stated in evidence that the area of vertical boarding covers an original cart entrance. The panel does not sit particularly comfortably with the adjacent area of horizontal boarding and there is no physical evidence of the former cart opening.

5. To the rear the property appears fully domesticated, with a wide range of windows and doors set on the weather boarded elevations. The barn has a 'U' shaped plan, with two gabled protrusions. The right hand one of these is two storey, and is mentioned in the listing as "a wagon entry in right hand bay with gabled porch to the south". This former wagon entry however has little indication, other than its height, of being such a former entrance. It is weather boarded, with two modern windows, and a large rooflight inset into the tiled roof.
6. It is clear that the property has been much altered in the process of conversion to a dwelling; the Council's listed building consultant states that the authentic architectural form of the former barn and stables has been diluted with extensions that were added to the Barn and adjacent former stables (now also a dwelling) during conversion. She also notes the alterations in the structure of the building, including the insertion of breeze blocks and the reuse of timbers in a 'fairly creative way'.
7. Policy LB1 of the Local Plan<sup>1</sup> states that planning permission and listed building consent will not be granted for any proposed extension to a listed building which would not preserve its character and appearance. The Planning (Listed Building and Conservation Areas) Act 1990 requires special interest to be given to the desirability of preserving a listed building and any features or architectural interest it possesses. The National Planning Policy Framework (the Framework) states that when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation, and that significance can be harmed or lost through alteration of a heritage asset.
8. In light of the previous extension and works to the building, the significance of the barn is, I consider, largely retained by the form of the façade of the building and its setting on Village Street. The double height of the former wagon entry on both primary elevations of the building also adds to the significance of the building, although I consider that this has been diluted by the reconstruction of the walls of the building and the lack of any physical preservation of the entrance itself.
9. The proposal seeks to construct a small pitched roof extension to the south east corner of the property to extend an existing ground floor bedroom. The materials of the proposal would match those of the existing building, with a tiled roof, brick plinth and weather boarded elevations. The extension would be fully subordinate in terms of height, with the roof pitch mirroring that on the existing house, but set at a distance considerably lower than the existing building form.

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<sup>1</sup> Chiltern District Local Plan 1997 (including alterations 1 September 2001) Consolidated September 2007 and November 2011

10. The Council raise concerns over the effect of the proposal due to the blurring of the form of the double height cart porch with further accretions. However, I am not convinced that this would occur; whilst the proposal would shield some of the wall where the previous wagon entrance used to be, a substantial amount of this wall would remain fully visible due to the low height of the proposed extension, and the large double height form of the former porch would still therefore be readily identifiable behind the extension.
11. Furthermore, due to the lack of physical evidence of this former entrance, visually there would be little impact and the proposal would have little or no effect on historic fabric due to the changes which occurred during the conversion of the property. I do not consider therefore that the proposal would cause harm to the significance of the listed building or to the special architectural or historic features of the building which warranted its inclusion on the statutory list. For the same reasons, I consider that the proposal would preserve the character and appearance of the Little Missenden Conservation Area, within which the appeal site lies.
12. I therefore conclude that the proposal would preserve the special architectural and historical interest of the Grade II listed building. The proposal would comply with the Framework and Policy LB1 of the Local Plan.

### **Conditions**

13. I have imposed the standard conditions relating to time for implementation and requiring compliance with plans on both decisions, in the interests of the proper planning of the area and for the avoidance of doubt.
14. I have also imposed conditions requiring the facing materials to be submitted to, and approved by, the local planning authority prior to the commencement of the proposal, in the interests of the special architectural and historic interest of the listed building. For the same reason, I have also imposed conditions on both consents relating to the proposed rooflight and window.

### *Other Matters*

15. The appeal site lies within both the Green Belt and the Chilterns Area of Outstanding Natural Beauty. However, the Council raise no objections on these grounds. Given the size of the proposed extension, which would not be disproportionate to the size of the original building, and the lack of any impact of the proposal upon the landscape and scenic beauty of the AONB, I see no reason to disagree with the Council's conclusions on such matters.

### **Conclusion**

16. For the reasons given above, and having regard to all other matters raised, I conclude that the appeals should be allowed.

*Jon Hockley*

INSPECTOR

## SCHEDULE OF CONDITIONS

### *Appeal A*

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plan: 160523
- 3) Before the development hereby permitted commences, named types and samples of the facing materials and roofing materials to be used for the external construction of the development hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be constructed in the approved materials.
- 4) The new window and rooflight shall be of timber construction. Before they are installed, details of the form, profile and finish of the joinery, and of the glazing, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

### *Appeal B*

- 1) The works hereby authorised shall begin not later than 3 years from the date of this consent.
- 2) Pursuant to the provisions of Section 8 (1) & (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the consent hereby granted expressly authorises the execution of the works shown on the following approved plan: 160523.
- 3) Before the works hereby permitted commences, named types and samples of the facing materials and roofing materials to be used for the proposed rear extension hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority. The works shall only be constructed in the approved materials.
- 4) The new window and rooflight shall be of timber construction. Before they are installed, details of the form, profile and finish of the joinery, and of the glazing, 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