

Appeal Decision

Site visit made on 31 January 2017

by JP Sargent BA(Hons) MA MRTPI

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

Decision date: 16 February 2017

Appeal Ref: APP/T3725/Y/16/3163061

The Woolpack, Market Street, Warwick, Warwickshire CV34 4WP

- 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 Peter Newbold against the decision of Warwick District Council.
 - The application Ref W/16/0558/LB, dated 24 March 2016, was refused by notice dated 18 May 2016.
 - The works proposed are to remove the modern ceiling in the lounge and living area, to expose oak purlins and rafters, to fit 2 conservation roof-lights on the lower rear roof elevation, to expose the fluted chimney breast, to make a partition between the new void and the existing roofspace with plasterboard, and to expose the oak king-post truss, and to refit plasterboard between rafters and purlins.
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Decision

1. The appeal is allowed and listed building consent is granted to remove the modern ceiling in the lounge and living area, to expose oak purlins and rafters, to fit 2 conservation roof-lights on the lower rear roof elevation, to expose the fluted chimney breast, to make a partition between the new void and the existing roofspace with plasterboard, and to expose the oak king-post truss, and to refit plasterboard between rafters and purlins at The Woolpack, Market Street, Warwick, Warwickshire CV34 4WP in accordance with the terms of the application Ref W/16/0558/LB dated 24 March 2016 and the plans submitted with it subject to the following conditions:
 - 1) The works authorised by this consent shall begin not later than 3 years from the date of this consent.
 - 2) Unless otherwise approved under the condition below, the works shall be in accordance with the approved drawings found in the Proposals document and entitled '*Illustrative views from rear of the conservation roof lights*' and '*Illustrative views of the conservation roof lights from the front and overhead*'.
 - 3) No works shall take place until details of the design of the roof-lights and the treatment for the inner roof slopes 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.

Reasons

2. The main issue in this case is whether the works would preserve the special architectural or historic interest of this Grade II listed building.
 3. The property dates from the late 18th and early 19th Centuries, and was formerly a hotel. Following the grant of consent in 1996 it has been converted
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to flats and shops, but the building's significance lies in part in the way it still reflects its history and its previous use. This is principally in its external elevations and arrangement, though internally room proportions may still indicate the uses that were undertaken in the building while, despite the extensive conversion, elements of historic fabric may remain. The site is also in the Warwick Conservation Area, the significance of which lies in part in the way in which it encompasses a range of buildings and spaces that illustrate the organic growth of this historic town.

4. This appeal concerns Flat 16 which is on the top floor. It has a rectangular lounge that runs from the front elevation (where its only windows are found) to the rear. The proposal is to remove the ceiling above this area, thereby exposing the roof structure. One side of this open roof void would comprise the gable of the building while the other would be rafters and beams that would be infilled with plasterboard. There would then be 2 roof-lights inserted in the building's rear roof slope.
5. The Council has raised no concern about a loss of historic fabric, and as I understand that the ceiling was inserted as part of the conversion works I have no reason to consider otherwise.
6. However, it is of the view that the resultant vaulted space would mean this top-floor room would have a greater grandeur than would otherwise be appropriate, given it was probably used originally as servants' quarters. As such, the works would harm the understanding of the building.
7. I accept that the significance of a building need not just lie in detailing or fabric but could well be apparent in matters such as room dimensions, proportions or arrangements. However, no roof structure would cross the void and, given the size and dimensions of this room and its location within the building, I consider that the removal of the ceiling and the exposing of the rafters and purlins would not result in the room having an inappropriate or excessive grandeur. Rather, despite the works it would still be perceived as a relatively small space. Therefore I do not share the concerns of the Council. However the treatment of the inner roof slopes would need to be agreed by a condition to ensure what was proposed would not be inappropriate in this context
8. If a suitable style was used the roof-lights would not be discordant or alien on the rear roof slope, as they would respect its historic character and that of the area. Again this could be addressed by a condition but otherwise, for the avoidance of doubt, the scheme should be in accordance with the submitted drawings. Given the importance of the roof treatment and the roof-lights it is appropriate the details are agreed before the works commence.
9. Accordingly I conclude the works would not fail to preserve the special architectural or historic interest of this Grade II listed building and would not fail to preserve the character or appearance of the conservation area, and so would not conflict with the *National Planning Policy Framework* or, insofar as they are a material consideration to this appeal for listed building consent, Policies DAP4 and DAP8 in the *Warwick District Local Plan*.

J P Sargent

INSPECTOR