
Appeal Decision

Site visit made on 6 February 2017

by Jonathan Hockley BA(Hons) DipTP MRTPI

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

Decision date: 22 February 2017

Appeal Ref: APP/Y2810/Y/16/3162982

Fern Hollow House, 61 Queen Street, Weedon NN7 4RA

- 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 Ms Madeleine Adams against the decision of Daventry District Council.
 - The application Ref DA/2016/0677, dated 10 July 2016, was refused by notice dated 13 September 2016.
 - The works proposed are to replace two existing rear windows with doors. Three rear conservation roof lights.
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Decision

1. The appeal is allowed and listed building consent is granted to replace two existing rear windows with doors. Three rear conservation roof lights at Fern Hollow House, 61 Queen Street, Weedon NN7 4RA in accordance with the terms of the application Ref DA/2016/0677 dated 10 July 2016 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) All works shall be carried out strictly in accordance with following plans: 16_01 00, 16_01 02, 16_01 03, 16_01 04, 16_03 08, 16_01 11, 16_01 12, 16_03 09_revB, 16_03 10_revB, GGL-EDN-0114-1104.
 - 3) Notwithstanding the details shown on the submitted plans, prior to being installed on site, a set of scaled joinery drawings and sections (between 1:2 and 1:20 as appropriate), to show all relevant construction and design details, for all new windows and doors to be inserted shall be submitted to and approved in writing by the Local Planning Authority. All works shall be carried out strictly in accordance with the agreed details.

Main Issue

2. The main issue in this case is whether the proposed works would preserve the special architectural or historic interest of the Grade II listed building.

Reasons

3. Fern Hollow House is a Grade II listed building. The listing notes the medieval and 17th century origins of the property, which is constructed largely in coursed ironstone and has a pitched slate roof. There is a noticeable 15th century moulded front doorway and adjacent stone mullion window. The listing notes extensive rebuilding and extensions in the 19th century, with a large flat bay
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window to the left of the main door and a 2 storey wing to the rear. The house sits in a prominent position overlooking an area of green space. The rear elevations of the house, aside from the oldest part of the property directly behind the front door are constructed in red brick. The main rear door sits adjacent to the rear wing return and is a wide door with a noticeable decorative double brick header arch over, with a single window and half dormer window set above. Single storey extensions to the west with catslide roofs are also visible from the rear.

4. The extensions to the property over the years have added to the buildings status and size. I consider that the prominence of the building in the street scene, and the integrity of the original core of the building are all parts of the buildings special interest and significance.
5. Saved policies GN2(e), EN42(c) of the Local Plan¹ and Policy BN5 of the Joint Core Strategy² together state that permission will be granted for development provided it would not adversely affect a listed building, is designed to promote or reinforce local distinctiveness, and that designated heritage assets will be conserved and enhanced. The Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be given to the desirability of preserving a listed building and any features of architectural or historic interest it possesses.
6. The proposed works comprise two distinct elements.

Replacement of windows with doors

7. Firstly, it is proposed to replace two existing windows with doors. 'Door B' is currently a small window located on the ground floor of one of the western lean to extensions. This would directly face on to the side of the rear garden and would involve the removal of a relatively small area of red brick work below and above the window. The door would be a hardwood glazed single door and would reuse the existing timber lintel. The Council have no objections to this element of the works, and based on all that I have seen and read I have no reason to disagree.
8. The proposal also seeks to remove an existing kitchen window on the west side of the rear wing and install a set of double French doors. The doors would be the same height and width as the existing modern windows, although would necessitate removing an area of brickwork below the window. The plans note that the existing lintel is rotten and hence a new timber lintel would be required. Revised plans show that the primarily glazed doors would be constructed in hardwood with solid panels at the foot of the doors. A split fan light would be inserted above.
9. The proposal would remove some 1.5m² of brick wall and introduce further doors to the side wing, which already has a plain door at its southern end. However, the rear wing is substantial and the insertion of the doors, of the same width and overall height of the existing windows would not make the elevation appear cluttered. Whilst the design of the current window matches an existing casement on the adjacent rear wall of the main house, they do not appear symmetrical due to the lower positioning and the more substantial lintel of the other window. The revised design of the doors is appropriate, subject to

¹ Daventry District Local Plan 2007

² West Northamptonshire Joint Core Strategy Local Plan Part 1 2014

further joinery details and would appear reasonably low key and appropriate to their setting.

10. The Council raise concerns over the effect of the proposal on the historical layout of the building and the hierarchy of doors in the current rear elevation, noting that the existing rear door on the main elevation would have been used by the family, with the rear wing plain door used by servants and farm workers. However, I do not consider that the proposed French doors would cause harm to this stature and hierarchy. The main rear door would remain prominent, by virtue of its width, decorative brick header arches and its setting directly below the half dormer. A small step up to the door base adds to this stature. The proposed doors would remain subservient and their relatively informal design would be appropriate to the subservient wing of the house. Their insertion would not therefore cause harm to the significance of the heritage asset.

Insertion of rooflights

11. The proposal also seeks to insert 3 rooflights into the rear roof planes of the property. Two small lights would be placed either side of the half dormer in the main rear roof plane, with a larger light installed in a lean to extension to the side. Such rooflights would be appropriate in form, number, size and positioning to the character of the listed building. I therefore agree with the Council that the lights would not have a harmful impact upon the special interest of the building.

Conditions

12. I have imposed conditions concerning timing of the proposed works and compliance with plans, to ensure that harm is not caused to the heritage asset. For the same reason, and as mentioned above, I have also imposed a condition requiring detailed joinery proposals to be agreed prior to installation on site.

Conclusions

13. I conclude that the proposed works would preserve the special architectural and historic interest of the Grade II listed building. The works would comply with policies GN2(e) and EN42(c) of the Local Plan and Policy BN5 of the Joint Core Strategy, and with the Framework.
14. For the reasons given above I conclude that the appeal should succeed.

Jon Hockley

INSPECTOR