
Appeal Decisions

Site visit made on 4 April 2017

by Phillip J G Ware BSc(Hons) DipTP MRTPI

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

Decision date: 25 April 2017

Appeal Ref: APP/Y0435/W/16/3164839

Wavendon Manor, 18 Cross End, Wavendon MK17 8AQ

- 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 Neville Metcalf against the decision of Milton Keynes Council.
- The application Ref 16/01049/FUL, dated 31 March 2016, was refused by notice dated 9 June 2016.
- The development proposed is the "change of use – conversion to residential annexe of existing stables. Small single storey extension to rear of stables".

'The planning appeal'

Appeal Ref: APP/Y0435/Y/16/3164749

Wavendon Manor, 18 Cross End, Wavendon MK17 8AQ

- 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 Neville Metcalf against the decision of Milton Keynes Council.
- The application Ref 16/01051/LBC, dated 31 March 2016, was refused by notice dated 9 June 2016.
- The works proposed are alterations related to the "change of use – conversion to residential annexe of existing stables. Small single storey extension to rear of stables".

'The Listed Building appeal'

Decisions

1. The appeal is allowed and planning permission is granted for the "change of use – conversion to residential annexe of existing stables. Small single storey extension to rear of stables" at Wavendon Manor, 18 Cross End, Wavendon MK17 8AQ in accordance with the terms of the application, Ref 16/01049/FUL, dated 31 March 2016 and the plans submitted with it, subject to the conditions set out in Schedule A to this decision.
2. The appeal is allowed and listed building consent is granted for alterations related to the "change of use – conversion to residential annexe of existing stables. Small single storey extension to rear of stables" at Wavendon Manor, 18 Cross End, Wavendon MK17 8AQ in accordance with the terms of the application Ref 16/01051/LBC dated 31 March 2016 and the plans submitted with it, subject to the conditions set out in Schedule B to this decision.

Main issues

3. There is one main issue which is common to both appeals. That is the effect of the development on the special architectural and historic interest of the listed building.
-

Reasons

4. Wavendon Manor is a Grade II listed house set in a generally rural location, with a secluded access from Cross End to the front of the property. It appears to date from the 16th century although it has clearly been considerably altered and extended, especially at the rear. It has a large garden which includes, amongst other structures, the stable building which is the subject of this appeal.
5. The stable is close to the rear of the main house and its extensions, and is clearly within its curtilage. The stable building is a single storey structure with simple detailing and a pitched roof. It dates from before 1948 and is in the same ownership as the main house and has clearly had a functional relationship with it. I am satisfied that the stable building is a curtilage structure to the Manor and is covered by the listing.
6. The significance of the listed building includes the influence of a diverse range of extensions and outbuildings, including the stable. These demonstrate the range of services needed during the evolution of the building over its history. The appearance of the appeal building portrays its former use as stables in a subservient relationship with the Manor.
7. Given the status of the stable building, I am conscious of the duty under Section 66(1)¹ to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Additionally the Milton Keynes Local Plan 2001-2011 (adopted 2005) includes policies to preserve the internal and external features of listed buildings and their setting². The Council's Core Strategy (2013) adopts a similar approach in relation to heritage assets³. The National Planning Policy Framework advises that great weight should be given to the conservation of designated heritage assets.
8. The single storey stable building comprises four stalls and related facilities which are proposed to be converted into ancillary residential accommodation, mostly within the existing stable building and partly within a small extension at the rear. The present internal arrangement makes a negligible contribution to the overall significance of the asset. Although the building is clearly in need of repair, it appears to be in a condition where restoration is feasible, and my attention has not been drawn to any factors which suggest that its retention is impractical. It is also accepted by both parties that the stabling use is no longer required or necessary, and that a new use needs to be found for the building to ensure its preservation.
9. Externally the main features of the building would be retained and repaired – the details of the proposal and the precise amount of retained fabric could be the subject of conditions. Although the appearance of the building would change from stables to include more overtly residential features, I do not agree with the Council's statement that this would result in a building which would have an 'assertively domestic character' which would compete with the main house.

¹ Of the Planning (Listed Buildings and Conservation Areas) Act 1990

² Policies HE4 and HE5

³ Policy CS19

10. Internally the subdivided stable stalls would obviously be lost. However some aspects of the previous use would be reflected in the simple layout of the new rooms and the reuse of the existing stall partitions as features within the accommodation. Especially given the need to find a new use for the building, internal alterations are inevitable and not objectionable.
11. The proposed small rear extension would not significantly disrupt the simple linear form of the building when viewed from the main house or its curtilage. The extension would align with built form which already exists as part of the main house. It would not disrupt the overall interest of the asset.
12. One the Council's concerns is that the new building would visually compete with the Manor itself. However given the overall mass and scale of the former stable building, even allowing for the small extension, it would very clearly remain visually subservient to the main house. The authority is also concerned that the proposal would intensify the use of the building – however I am not persuaded that the change from stabling to residential accommodation would represent a significant increase in comings and goings to the detriment of the main house or the appeal building itself.
13. I have had special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Overall the proposed development would have very little effect on the significance of either the appeal premises themselves or main house and its setting. The simple design of the proposal would have very limited consequence for the significance of both assets whilst providing a long term future for the building. There is therefore no harm to the listed buildings or their settings. The proposal therefore complies with the policies summarised above.

Conditions

14. The Council has put forward a list of conditions, which I have considered in the light of Planning Practice Guidance. Although I accept the importance of the matters addressed by the conditions, I have simplified a number of them. Some of the conditions apply only to the planning permission or to the listed building consent.
15. Given the status of the building, a number of details of the scheme need to be submitted for approval and other controls imposed over the external appearance of the building. It is particularly important that the extent of the retained structure and as opposed to new work is identified. However, although all materials need to be controlled, there is nothing to justify the suggested requirement for a sample brickwork panel to be constructed.
16. Bearing in mind the previous use of the building, contamination conditions are necessary in the interests of the health of future occupants.
17. Given the age of the building and the fact that it is currently partly open to the elements, a condition is necessary to investigate the possibility of bats.

Other matter and conclusion

18. I appreciate that the appellant has put forward evidence regarding the need for accommodation for his parents. However in the light of my considerations above, this matter is not one on which this appeal should turn.

19. For the reasons given above I conclude that the planning appeal should be allowed and the listed building appeal should succeed.

P. J. G. Ware

Inspector

Schedule A

Conditions related to the planning appeal (APP/Y0435/W/16/3164839)

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) No development shall take place until samples of all external facing materials have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved sample details.
- 3) Prior to the commencement of any works, a report detailing the full extent of new construction and retained fabric, the specifications and methods for completing works and including a set of full working construction drawings shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved report.
- 4) No new plumbing, pipes, soil stacks, flues, vents, extracts, ductwork, grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.
- 5) No development shall take place until a site investigation related to the likelihood of any ground contamination of the site has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures before development begins. Upon completion of remediation, a validation report shall be submitted to and approved by the local planning authority confirming that the site has been remediated in accordance with the approved measures and that the site is suitable for the development hereby permitted.
- 6) If, during the course of development, any contamination is found which has not been identified in the site investigation, then additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

- 7) Prior to commencement of works, a bat survey shall be submitted to and approved in writing by the local planning authority. The survey shall determine the presence of bats along with any mitigation and ecological enhancement measures. The development thereafter shall be carried out in accordance with the identified findings.

Schedule B

Conditions related to the listed building appeal (APP/Y0435/Y/16/3164749)

- 1) The works authorised by this consent shall begin not later than 3 years from the date of this consent.
- 2) No works shall take place until samples of all external facing materials have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved sample details.
- 3) Prior to the commencement of any works, a report detailing the full extent of new construction and retained fabric, the specifications and methods for completing works and including a set of full working construction drawings shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved report.
- 4) No new plumbing, pipes, soil stacks, flues, vents, extracts, ductwork, grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.
- 5) No works shall take place until details of the design of the windows, doors and rainwater goods have been submitted to and approved in writing by the local planning authority. The details shall include window and door elevations, horizontal and vertical cross sections, and the depth of reveals. The development shall be carried out in accordance with the approved details.