



Appeal Decision

Site visit made on 12 February 2019

by H Porter BA(Hons) MScDip IHBC

an Inspector appointed by the Secretary of State

Decision date: 01 March 2019

Appeal Ref: APP/H1840/Y/18/3204633

Yew Tree Stables, Buckle Street, Ullington WR11 8QH

- 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 Brian O'Grady against the decision of Wychavon District Council.
 - The application Ref 18/00578/LB, dated 21 March 2018, was refused by notice dated 4 May 2018.
 - The works proposed are retrospective application for the conservatory replacement rear of the property.
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Decision

1. The appeal is allowed and listed building consent is granted for retrospective application for the conservatory replacement rear of the property at Yew Tree Stables, Buckle Street, Ullington WR11 8QH, in accordance with the application Ref 18/00578/LB subject to the following condition: 1) The works hereby permitted shall be retained in accordance with the following approved plans: Drawings Nos 44055/PP01, 4055/PP/04, 4055/PP/05.

Procedural Matter

2. At the time of my site visit the conservatory had already been installed at the property. I have determined the appeal on the basis that it seeks retrospective listed building consent for the works shown as proposed on the submitted plans.

Main Issue

3. The main issue is whether the works have preserved the Grade II listed building and any features of special architectural or historic interest that it possesses.

Reasons

4. The appeal building forms one side of a converted stable block historically associated with Ullington House, a Grade II listed 17th-century dwelling located off Buckle Street. The appeal building falls within the curtilage of Ullington House and therefore carries the same statutory protection.
5. Much of the significance and special interest of Ullington House is derived from its historic integrity, contributed in part by its architectural form and historic fabric. Significance is also derived from the continued legibility of the building as the principal structure in a small, integrated farmstead complex positioned

- within a rural context. The former stable block is formed of three ranges, constructed of buff-coloured brick with a clay-tiled roof. The building is located towards the end of the long driveway, from which vantage the u-shaped arrangement around a central courtyard is most obvious. The special interest and significance of the stable block comes, in large part, from the continued legibility of a historic functional relationship with Ullington House, as well as from the surviving historic form and fabric and the building's primary courtyard elevation, which collectively denote the building's original use and construction.
6. The stable block has been subject to residential conversion, involving, amongst other things, the insertion of domestic windows and doors, and subdivision into two properties. The conversion has also involved the erection of boundary fencing between gardens, in which a variety of domestic paraphernalia has been introduced. Therefore, over time and not least as a result of the residential conversion, the stable block has taken on a domestic character.
 7. The appeal conservatory is located on the rear of one of the side wing ranges of the former stables, on a narrow strip of garden between it and a high timber fence. The conservatory is not visible from the primary courtyard frontage of the stable block, nor obviously so from the rear garden. The case has not been advanced that the opening between the main house and the conservatory was not already in existence, and so there has been no loss of historic fabric or significant alterations to the host property.
 8. I appreciate that white uPVC does not reflect the traditional material palette of the stables. However, the uPVC elements are relatively slim, which, combined with a shallow plinth allows the clear glass to extend to virtually its entire height. Overall, the conservatory appears as a lightweight, discreet and modest addition. Moreover, the extent of glazing means the original brickwork façade is visible through it. Considering the domestic paraphernalia that has evolved subsequent to the building's conversion, I do not consider that the appeal conservatory has undermined the historic integrity of the original stables. Rather, due to the scale, form and unobtrusive siting, it is read as a subordinate structure, which, even though utilising uPVC, has not harmed the special interest or significance of the listed building.
 9. I find the appeal conservatory has preserved the Grade II listed building and building or any features of special architectural or historic interest that it possesses. Consequently, I do not find any conflict with the clear expectations of Section 16(2) or 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990; the design and historic environment policies SWDP 21, SWDP 24 or SWDP 6 of the South Worcestershire Development Plan, 2016; or the historic environment policies within the National Planning Policy Framework, July 2018.

Conclusion

10. I conclude that the works have not caused harm to the special architectural and historic interest of the Grade II listed building. The appeal is therefore allowed. As the works have already taken place, the only condition required is one that specifies the plans for clarity.

H Porter

INSPECTOR