
Appeal Decision

Site visit made on 11 June 2019

by Elaine Benson BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 July 2019

Appeal Ref: APP/L3245/Y/18/3211494

5 Marine Terrace, Shrewsbury SY1 1XQ

- 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 Andrew Huffer against the decision of Shropshire Council.
 - The application Ref 18/00085/LBC, dated 5 January 2018, was refused by notice dated 15 March 2018.
 - The development and works proposed are to construct a glass safety screen/guarding balustrade to the flat roof to the rear of the property.
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Preliminary Matter

1. A single application was made for planning permission and listed building consent (LBC). The Council issued 2 separate decisions. The appeal documentation relates only to the refusal of LBC and the appeal has been decided on this basis.

Decision

2. The appeal is dismissed.

Main Issues

3. The main issues are whether the appeal proposal would preserve the character or appearance of a Grade II listed building or any features of special architectural or historic interest which it possesses; its effect on the setting of the listed building; whether the proposal would preserve or enhance the character or appearance of the Shrewsbury Conservation Area, and the effect of the proposed works on the significance of the designated heritage assets.

Reasons

4. The appeal property (No 5) is a 3-storey mid-terraced house within a Grade II listed, early 19th century terrace of 7 houses fronting onto the River Severn. It stands adjacent to the river walkway and close to the English Bridge. The listing description states that the houses were built in several phases, with a convex curved block to the north. The houses comprise brickwork with Welsh slate roofs, although some have been replaced with concrete tiles.
5. No 5 has a ground floor rear extension and there is a bathroom projection at first-floor level which is externally clad in painted timber. Some of the other properties in the terrace also have rear extensions, dormer windows and

- boundary treatments of various designs and materials, including a solid parapet wall along the rear boundary of the neighbouring house, No 4.
6. I consider that the main significance of the appeal terrace includes its curved design which reflects the course of the River Severn. It is distinctive and prominent in views of the river and wider views towards the town centre, including from the Grade II* listed English Bridge. Its front elevation retains features and window styles that reflect the building's age and contributes positively to the streetscape.
 7. The terrace lies in the St Julian's Friars Special Character Area, within the Shrewsbury Conservation Area. The Conservation Area contains elements of the older street pattern and includes important historic views and buildings of a variety of styles and scales that date from many periods. Its significance therefore includes, in part, the way in which it reflects the historic growth of Shrewsbury.
 8. It is proposed to install a glazed balustrade around the top edge of the flat roof of the ground floor extension. The use of glass for the safety guarding would allow for continued views of the rear elevation, if nothing were placed behind it, and glass is a light and contemporary material. However, I consider that a glass balustrade would contrast starkly with the solid form of the materials and finishes found on the rear of the terrace. The works would also result in an incongruous link to the solid rendered wall to the rear of No 4 which steps down to the party boundary. A glass balustrade would be uncharacteristic in form and material to No 5 and the wider terrace.
 9. Whilst the balustrade would not affect the most important views of the building, and I note the appellant's comment that only the front elevation of the terrace is described in the listing description, the whole of the terrace is nevertheless listed. I conclude that the glazed terrace would fail to preserve the character and appearance of the listed building, would therefore harm the significance of the designated heritage asset and would not sustain the experience of the asset within its setting.
 10. To use the terms of the National Planning Policy Framework (the Framework), the identified harm to significance would be less than substantial. However, no public benefits of the proposed works have been identified. This harm would not therefore be outweighed.
 11. To the rear of the terrace is a flatted development. Its parking, servicing and refuse area reach the rear boundaries of the terraced houses. I found that this block and the other buildings behind the terrace restrict public views of its rear elevation, including the back of No 5. Views are limited to glimpses from the English Bridge and through the gap between buildings at the west end of the bridge. Under these circumstances I consider that the proposal would preserve the character and appearance of the Conservation Area and there would be no harm to its significance.

Other Matters

12. There were a number of objections based upon the use of the terrace. However, planning matters are not for consideration as part of this appeal for listed building consent.

Conclusion

13. For the reasons I have set out, the proposed works would conflict with Core Strategy Policies CS6 and CS17 and Policies MD2 and M13 of the Site Allocations and Management of Development Document which, in summary, require development to protect and conserve the built and historic environment, taking into account local character. These policies are consistent with the guidance in the Framework which aims to conserve and enhance the historic environment. In this decision I have also had regard to the guidance of Historic England.

Elaine Benson

INSPECTOR