



Appeal Decision

Site visit made on 16 July 2019

by Jonathon Parsons MSc BSc DipTP (Cert Urb) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 08 August 2019

Appeal Ref: APP/E2530/W/19/3227074

1 Harrowby Mill Lane, Grantham, Lincolnshire NG31 9EP

- 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 Manthorpe Construction against the decision of South Kesteven District Council.
 - The application Ref S19/0094, dated 14 January 2019, was refused by notice dated 9 April 2019.
 - The development proposed is the erection of a detached garage.
-

Decision

1. The appeal is allowed and planning permission is granted for the erection of a detached garage at 1 Harrowby Mill Lane, Grantham, Lincolnshire NG31 9EP in accordance with the terms of the application, Ref S19/0094, dated 14 January 2019, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: block and location plans (including those showing drainage and red-edge)(received by Local Planning Authority on 25 February 2019) and 5280B.
 - 3) Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms unless otherwise agreed in writing by the Local Planning Authority.

Application for costs

2. An application for costs was made by Manthorpe Construction against South Kesteven District Council. This application is the subject of a separate Decision.

Main Issues

3. The main issues are the effects of the proposal on (a) the character and appearance of the area, including the setting of Harrowby Mill House, a Grade II Listed Building and (b) the living conditions of the occupiers of Granta Crescent, having regard to outlook.

Reasons

Character and appearance

4. The appeal site comprises an L-shaped plot that wraps around the existing curtilage of Harrowby Mill House. A new dwelling has recently been built and the proposed garage would be between it and the listed building. Footings of a garage building had been built at the time of my site inspection.
5. The new dwelling and listed building, along with a dwelling at Riverview, a modern dormered property, are served by a narrow access that terminates at the river. At this point, there is a footbridge that crosses it and leads to Queen Elizabeth Park. There is a walking/cycling route along the river through the park which is part of a National Cycle Route. The immediate surrounding area comprises residential development at Belton Lane and Granta Crescent.
6. The proposal would result in a large detached building to the rear of both the new dwelling and the listed building. Both the dwelling and location of the garage are/would be within the former curtilage of the listed building, and on higher ground than the listed building. There would also be a drop in ground levels between the proposed garage and the neighbouring residential development at Granta Crescent.
7. The surrounding residential areas have strong linear building line features, with many garages located alongside the dwellings, and properties having long rear gardens of modest width. The dwellings comprise mainly semi-detached dwellings. The garage with its three bays and extended depth would be larger than the garages in the area and in a rearward location. However, the plot of the new dwelling is already an anomaly in the area in being a detached dwelling in a large irregular shaped plot. The garage would be located in a spacious surroundings and in a location well back from public vantage points and dwellings. It is constructed as an attractive barn-like building. For all these reasons, the garage would not adversely affect the character and appearance of the area.
8. The listed building description refers to Harrowby Mill House as a Mill House built in 1702. The half timbering and plaster construction, bow windows and various ornamental arches that now characterise the dwelling took place in 1898. There is no timbering on the gable facing the river. The listed building description indicates that the interior of the house has a kitchen, original beam ceiling, door lintel and floor height window with original cellar below. Other details include beams plastered over, thick walls and some original window frames. The building was originally owned by the Harrowby Estate, subsequently brought by two further owners, the latter a Mr Willowby added the re-modelling details in 1898.
9. As the National Planning Policy Framework (NPPF) makes clear, when considering the impact of a proposed development on the significance of a designated heritage asset great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest that it possesses.

10. Harrowby Mill House with its mill connections and historical origins would have a presence that extends beyond its existing and reduced curtilage. It would have been associated with the river and the former Mill building, which the listed building description refers to. A third party representation refers to a Mill being mentioned in the Doomsday book in 1086. The re-modelling of the listed building has added another dimension to the building's special interest which is best appreciated in closer views to the building given its more detailed, intimate and recent nature. Taking these factors into account, the understanding of this building is largely focussed down by the river, along the route down to it along Harrowby Lane, and from the rear of the listed building.
11. From the river and along the footpath, the garage would appear in the background of Harrowby Mill House on higher ground. However, the appearance of the building would be low-key and subservient by reason of its barn-type design and single storey scale, despite its size of footprint. It would also be some distance from the listed building itself. The submitted plan shows the garage building would be about 8m from the boundary marking the existing curtilage of the listed building which itself is a significant distance from the listed building. Consequently, the garage building would not visually compete with the interest of the building or detract from its setting in this respect.
12. The garage building would also not be apparent in views down the lane towards river because of its rearward position behind the listed building and the new dwelling. The listed building would be appreciated from rear and side in the area where the new dwelling has been built following permission from the Council and the surrounding properties along Granta Crescent and Belton Lane. However, the garage building would not be conspicuous or imposing being separated from the listed building by a significant distance. From the residential properties, the garage building would similarly appear a low key and subservient outbuilding within this context due to its design and scale.
13. For all these reasons, the development would not represent over-development and would not harm the character and appearance of the area. The setting of the listed building would not be affected. Accordingly, the proposal would comply with policy EN1 of the South Kesteven Core Strategy (CS) 2010.

Living conditions

14. The neighbouring properties on Granta Crescent currently enjoy a northerly aspect and are on lower ground. The detached garage would be within 2m of the shared boundary. However, the garage building would have a single storey with a sloping roof facing the neighbouring properties. These properties have large rear gardens with significant depth and modest width, especially in respect of the main neighbouring property affected. For these reasons, the development would result in a high standard of amenity being provided for neighbours and future occupiers, having regard to outlook. Accordingly, the proposal would comply with policy EN1 of the CS.

Other matters

15. The planning permission for the new dwelling detailed a garage attached to the front of the building which has since being put to living use space. The footings of a garage have been constructed in the location of the proposed garage. However, the purported unauthorised development would not be a consideration that could justify refusal of the planning application and the

proposal has to be considered on its particular planning merits. If a change of use of the garage to new dwelling unit occurred, this would require planning permission.

16. Access to the garage would be along a narrow lane which many pedestrians and cyclists use, and there is an outbuilding immediately adjacent to the access in and out of the site. However, the garage would serve an existing dwelling and there is no evidence that it would generate significant additional traffic. No highway objections have been raised by the Council. Given the limited number of dwellings on the lane, there would not be an unacceptable impact on highway safety nor would the residential cumulative impacts on the road network be severe.

Conditions

17. Suggested conditions have been considered in light of policy contained in Planning Practice Guidance. A condition requiring that the development is carried out in accordance with approved plans is necessary in the interests of certainty. In the interests of the character and appearance of the area, a condition is necessary to ensure that the building is constructed in the materials specified.

Conclusion

18. For the above reasons and having regard to all matters raised, I conclude that the appeal should be allowed.

Jonathon Parsons

INSPECTOR