
Appeal Decisions

Site visit made on 7 June 2019

by Patrick Whelan BA(Hons) Dip Arch MA MSc ARB RIBA RTPI

an Inspector appointed by the Secretary of State

Decision date: 3rd September 2019

Appeal A Ref: APP/L3815/W/18/3202470

Stedlands Farm, Bell Vale Lane, Fernhurst GU27 3DJ

- 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 Guy Duckworth against the decision of Chichester District Council.
 - The application Ref FH/17/02563/DOM, dated 30 August 2017, was refused by notice dated 19 February 2018.
 - The development proposed is a 2-storey, rear extension.
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Appeal B Ref: APP/L3815/Y/18/3202464

Stedlands Farm, Bell Vale Lane, Fernhurst GU27 3DJ

- 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 Guy Duckworth against the decision of Chichester District Council.
 - The application Ref FH/17/02564/LBC, dated 30 August 2017, was refused by notice dated 19 February 2018.
 - The works proposed are a 2-storey, rear extension.
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Decisions

Appeal A Ref: APP/L3815/W/18/3202470

1. The appeal is allowed, and planning permission is granted for a 2-storey, rear extension, at Stedlands Farm, Bell Vale Lane, Fernhurst GU27 3DJ, in accordance with the terms of the application Ref: FH/17/02563/DOM, dated 30 August 2017, subject to the conditions in the schedule at the end of this decision.

Appeal B Ref: APP/L3815/Y/18/3202464

2. The appeal is allowed, and listed building consent is granted for a 2-storey, rear extension, at Stedlands Farm, Bell Vale Lane, Fernhurst GU27 3DJ, in accordance with the terms of the application Ref: FH/17/02564/LBC, dated 30 August 2017, and the plans submitted with it, subject to the conditions in the schedule at the end of this decision.

Preliminary Matter

3. For succinctness, the descriptions of the proposal given above have been taken from the appeal form. As the proposal relates to a listed building, I have had special regard to sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act).
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Main Issues

4. The main issue in both appeals is whether the proposal would preserve the building, listed Grade II in 1977 as Stedland Farm House, Lowder Mill Road, and any of the features of special architectural or historic interest that it possesses.

Reasons

The significance of the listed building

5. As a timber-framed, 2-room, entrance lobby, C16 farmhouse this building has both historic and architectural interest in its form, layout and surviving fabric, which includes its frame, chimney breast, former oven and fireplace. It is also associated with the 'highwayman rector' Reverend James Fielding, who lived there at around the turn of the C18. The redevelopment of the farm outbuildings, and the alterations and expansion of the original farmhouse in the succeeding centuries to form a building of two linked wings, reflect the shift from agricultural production towards the more residential use of the land.

The effect of the proposal on the listed building

6. I understand the Council's concerns about the effect on the significance of the building from successive enlargement. However, this proposal is behind the historic core of the farmhouse. It involves extending from the early C20 and late C19 extensions into the redeveloped farm outbuildings, which are already attached to this side. The domestic use of the historic core would remain.
7. The significance of what is a large building today owes much to its humbler origins, and the linear, albeit crooked, pattern of its development. The C16 farmhouse had a simple form. However, it has been subsumed into its extensions and by the redeveloped outbuildings to which it is now attached. In relation to both the C16 core and the extent of the building today, which is many times the area of this proposal, the extension would not be disproportionate. In terms of the quantity of the extension and its siting, the proposal is sensitive to the significance of the building, and to the legibility of its development. The width and depth of the additional footprint would be sufficiently modest and set back from the oldest and extended end elevation to differentiate it from the C16 farmhouse, as well as its succeeding extensions.
8. The new roof would extend from one of the early C20 twin gables. However, gables with eaves, with verges, hips, lean-to's, dormers and valleys characterise the roofscape of the building. The proposed catslide roof form, to a surviving fragment of another the appellant points in the main roof, would not compete with the special architectural character of the roofscape or the significance of its historic forms. There is no substantive evidence that the building's historic significance depends on the fully exposed twin gable form, the slopes, ridges and valleys of which would, in any event, remain visible.
9. At the link between the wings, the proposal drops to a lean-to roof, set well clear of the windows around it, retaining the set-back at first floor and roof levels. It would maintain the legibility of the linear form, as well as a clean turn. I acknowledge that the range of windows to light the extended ground floor would be long, however, enough of the elevation would remain solid to avoid unbalancing the appearance of the envelope of the building. In respect

of its effect on the special architectural and historic interest of the building, I find the siting, footprint, and form of the proposal to be sensitive.

10. The layout would improve the accessibility of both floor levels, and the circulation through the building. Freed of the present door swings and stair enclosure beside it, the already exposed space and framing of the C16 core would be better revealed. Removing the steep ramp in a narrow, unlit corridor would avoid visitors falling into the late C19 extension. Fabric loss would be largely limited to small areas of the early C20 section, with some late C19 work. While a new stair would be formed and another re-sited and replaced, this would be within the early C20 section. I see no harm in terms of the special architectural character of the building and its historic layout from this spatial re-ordering. The layout improvements would contribute to securing the optimum viable use of the listed building and its long term conservation.
11. I conclude that, on balance, the proposal would preserve the special architectural and historic interest of the Grade II listed building. This would satisfy the requirements of the Act, as well as paragraph 192 of the National Planning Policy Framework. There would be no conflict with policies 25, 33 and 47 of the Chichester Local Plan: Key Policies 2014-2029 which set out how the Council require the highest standards of design and how proposals should conserve and enhance the special interest of heritage assets and the rural character of the area. Nor would the proposal conflict with the Fernhurst Neighbourhood Plan 2016 which encourages development, in policies DE1 and DE2, to have regard to the local vernacular and to use locally distinctive materials.

Conditions and Conclusion

12. The Council has suggested a plans reference condition, which is necessary in the interests of proper planning, in the planning permission. Conditions requiring the approval of the materials of the walls and roof as well as the materials and detailing of the windows, doors, walkway and rainwater goods are necessary to ensure that the special architectural interest of the building is preserved. There is less need for samples than for clear, visual cross-references to the materials and detailing of the existing building. While these conditions do not need to be resolved before commencement, the matters they control should be settled before the extension rises out of the ground because of implications for programming and weathertightness. For the reasons above, and having regard to all other matters raised, I conclude that the appeals should be allowed.

Patrick Whelan

INSPECTOR

Schedule of conditions

Appeal A Ref: APP/L3815/W/18/3202470

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development shall be carried out in accordance with the following approved drawings: 283-20-01 Location plan; 283-20-01 Existing plans; 283-20-12 Block plan; 283-20-11 revA Proposed plans; 283-21-01 Existing elevations & sections; 283-21-11 revA Proposed elevations & sections.
- 3) Before any development above ground level is begun, a detailed schedule of the materials and finishes to be used for the external walls and roofs of the extension, including visual and dimensional cross-references to the materials and finishes of the existing building, shall have been submitted to the local planning authority and approved in writing. The development shall be carried out in accordance with the approved schedule.
- 4) Before any development above ground level is begun, fully detailed drawings at a scale of not less than 1:20 of the following key components and junctions of new work shall have been submitted to the local planning authority and approved in writing. The drawings shall incorporate visual references to similar junctions in the existing building:-
 - a) Wall, roof, floors including ground, ridge, eaves, verges, and abutments
 - b) External windows and doors and their junctions with walls and floors
 - c) Rainwater goodsThe development shall be carried out in accordance with the approved drawings.

Appeal B Ref: APP/L3815/Y/18/3202464

- 1) The works authorised by this consent shall begin not later than 3 years from the date of this consent.
- 2) Before any works above ground level are begun, a detailed schedule of the materials and finishes to be used for the external walls and roofs of the extension, including visual and dimensional cross-references to the materials and finishes of the existing building, shall have been submitted to the local planning authority and approved in writing. The works shall be carried out in accordance with the approved schedule.
- 3) Before any works above ground level are begun, fully detailed drawings at a scale of not less than 1:20 of the following key components and junctions of new work shall have been submitted to the local planning authority and approved in writing. The drawings shall incorporate visual references to similar junctions in the existing building:-
 - a) Wall, roof, floors including ground, ridge, eaves, verges, and abutments
 - b) External windows and doors and their junctions with walls and floors
 - c) Rainwater goodsThe works shall be carried out in accordance with the approved drawings.

END OF SCHEDULE OF CONDITIONS