
Appeal Decisions

Site visit made on 17 September 2019

by Paul Griffiths BSc(Hons) BArch IHBC

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

Decision date: 02 October 2019

Appeal A: APP/W1145/W/19/3227889

Town Farm Cottage, Alwington, Bideford EX39 5DA

- 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 & Mrs Nigel & Joan Mather against the decision of Torridge District Council.
 - The application Ref.1/1316/2018/FUL, dated 18 November 2018, was refused by notice dated 14 February 2019.
 - The development proposed is described as 'a small porch extension to Grade II listed dwelling'.
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Appeal B: APP/W1145/Y/19/3227890

Town Farm Cottage, Alwington, Bideford EX39 5DA

- 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 & Mrs Nigel & Joan Mather against the decision of Torridge District Council.
 - The application Ref.1/1317/2018/LBC, dated 18 November 2018, was refused by notice dated 14 February 2019.
 - The works proposed are described as 'a small porch extension to Grade II listed dwelling'.
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Preliminary Matters

1. The Council amended the description of development and works to read: erection of porch. In my view this better describes what is proposed and I have adopted that description for the purposes of my decisions below.
2. Applications for costs have been made by the appellant against the Council. These applications are the subject of separate decisions.

Decisions

Appeal A

3. The appeal is allowed and planning permission is granted for the erection of a porch at Town Farm Cottage, Alwington, Bideford EX39 5DA in accordance with the terms of the application, Ref.1/1316/2018/FUL, dated 18 November 2018, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: P02 Revision B: Proposed Plans & Elevations.

- 3) No development shall take place until samples of roof and walling materials have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Appeal B

4. The appeal is allowed and listed building consent is granted for the erection of a porch at Town Farm Cottage, Alwington, Bideford EX39 5DA in accordance with the terms of the application, Ref.1/1317/2018/LBC, dated 18 November 2018, and the plans submitted therewith, subject to the following conditions:
 - 1) The works authorised by this consent shall begin not later than three years from the date of this consent.
 - 2) No works shall take place until samples of roof and walling materials have been submitted to and approved in writing by the local planning authority. Works shall be carried out in accordance with the approved details.

Main Issue

5. Town Farm Cottage dates from the 17th Century and is a Grade II listed building. It adjoins, and is visible from, the churchyard of the Church of St Andrew, a Grade I listed building. The lych gate that serves the Church of St Andrew is itself a Grade II listed building, and there are other listed buildings¹ in the churchyard too.
6. In that context, the main issue in these appeals is the effect of the proposal on the special architectural and historic interest of Town Farm Cottage itself, and on the setting of the Church of St Andrew and its attendant listed buildings.

Reasons

7. Town Farm Cottage was originally three cottages but is now occupied as a single dwelling. It seems that one of the cottages was replaced, relatively recently, by the two-storey extension that forms the southern part of the building. The porch proposed would be added to the gable of this extension.
8. With its lower ridge line and eaves, the existing extension is clearly subservient to what remains of the original building. Moreover, its format respects the original linear form of that building. The porch, which would not require the removal of any historic fabric, would defer in scale to the existing extension, and its roof-line would respect the linear form of the existing composition.
9. As a consequence, and subject to the use of appropriate materials, a matter that could be secured by conditions, the proposed porch would have no harmful impact on the special architectural and historic interest of Town Farm Cottage.
10. The porch proposed would be visible from the churchyard but it would be seen as a continuation of the stepped form of Town Farm Cottage that reflects the sloping ground. As set out above, the porch would respect the form of the listed building and as a result, the ability to see it from the churchyard, or indeed in longer distance views, would not harm the setting of the Church of St Andrew or its attendant listed buildings.

¹ The remains of a Churchyard Cross (Grade II) and a War Memorial (Grade II)

11. Bringing those points together, the proposal meets the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies DM07 and ST15 of the North Devon and Torridge Local Plan 2011-2031 which support proposals that conserve heritage assets, Policies DM04 and ST04 that address the need for good design, Policy DM25 that deals with residential extensions, and the approach to designated heritage assets set out in paragraph 193 of the National Planning Policy Framework.
12. On that overall basis, the appeals are allowed, subject to conditions.

Paul Griffiths

INSPECTOR