



Appeal Decisions

Hearing Held on 24 September 2019

Site visit made on 24 September 2019

by H Porter BA(Hons) MScDip IHBC

an Inspector appointed by the Secretary of State

Decision date: 09 October 2019

CASE DETAILS

Both appeals

57 Danetree House, High Street, Odiham, Hook RG29 1LF

- The appeals are made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against refusals to grant listed building consent.
- The appeals are made by Mrs Nohra Currie against the decisions of Hart District Council.

Appeal A Ref: APP/N1730/Y/19/3229573

- The application Ref 18/01902/LBC, dated 20 August 2018, was refused by notice dated 26 February 2019.
- The works proposed are repairs and redecoration of existing external masonry surfaces.

Appeal B Ref: APP/N1730/Y/19/3229596

- The application Ref 18/02806/LBC, dated 29 June 2018, was refused by notice dated 20 February 2019.
 - The works proposed are repairs and redecoration of existing external masonry surfaces including chimney and its flaunching.
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Decisions

1. Appeal A is allowed and listed building consent is granted for the repairs and redecoration of existing external masonry surfaces at 57 Danetree House, High Street, Odiham, Hook RG29 1LF in accordance with the terms of the application Ref 18/01902/LBC dated 20 August 2018 and the plans submitted with it and subject to the conditions on the attached schedule.
2. Appeal B is allowed and listed building consent is granted for the repairs and redecoration of existing external masonry surfaces including chimney and its flaunching at 57 Danetree House, High Street, Odiham, Hook RG29 1LF in accordance with the terms of the application Ref 18/02806/LBC dated 29 June 2018 and the plans submitted with it and subject to the conditions on the attached schedule.

Applications for costs

3. Applications for costs were made by Mrs Nohra Currie against Hart District Council. These applications will be the subject of separate Decisions.

Background and procedural matters

4. I have also dealt with nine other appeals (Refs: APP/N1730/Y/19/3216937 & APP/N1730/Y/19/3216939; APP/N1730/Y/19/3221697 & APP/N1730/Y/19/3221701; APP/N1730/Y/19/3222316, APP/N1730/Y/19/3222365, APP/N1730/Y/19/3222366,

APP/N1730/Y/19/3222368, APP/N1730/Y/19/3222370) at the appeal site. These appeals are the subject of separate decisions.

Main Issues – both appeals

5. The main issue in both appeals is whether the proposed works would preserve the Grade II listed building and any features of special architectural or historic interest which it possesses.

Reasons

6. The property is a Grade II listed building that forms part of an attractive frontage of historic properties addressing High Street at the heart of the picturesque settlement of Odiham, a designated Conservation Area. I am mindful of my statutory duties in respect of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act).
7. The statutory list description identifies the appeal building (known as 'Dibrell House' List Entry Number: 1244223) as being early 19th century, while the initials 'GV' (Group Value) specifically identify the building's special architectural and historic interest as part of a group. The appeal building expresses attributes typical of 19th century architectural language, although it is likely of much earlier origin. The architectural and historic interest, and therefore significance, of the appeal building lies, in part, in its surviving historic fabric, plan form and detailing that mark the building's developmental history and how it has been modified over time.
8. Hidden within the primary High Street-facing range of the building is a c. 17th century timber frame structure, although today, the building's primary elevations are characterised by a painted stucco-rendered finish. At right angles to the front range is a 19th century 'service' wing, constructed of brick that has been painted. The building's external surfaces, as well as roof and chimneys, are amongst the features that define its 19th century character. Consequently, they are amongst the elements of historic fabric and architectural detailing that contribute to the building's architectural integrity and therefore to its significance as a designated heritage asset.
9. The appeal building had been in use as offices, although it has been vacant for the past couple of years. While the building appears to be in sound overall condition, there is evidence of some defects within the existing masonry surfaces, while internal damp around the chimneys at attic level suggests failings within some of the chimney stacks, their pointing flashings and/or flaunching. Moreover, the existing painted finish is probably acrylic-based and therefore 'unbreathable' and potentially problematic if the render is lime-based.
10. Under both appeals, the proposed works are intended to rectify the defects within the building's external surfaces. Within Appeal B, works to repair the chimneys and flaunching are also included. The Council does not object to the principle of the works per se but raises concerns regarding the level of detail provided, including the scope of the works and methods and specifications employed in their execution.
11. In support of the application, the appellant submitted a thorough Schedule of Condition and Method Statement prepared by a surveyor. This document provides enough certainty to establish that the broad scope of the works would be conservative, carefully considered and sensitive to the long-term

conservation of the listed building. That said, without a scaffold erected and a more detailed inspection of the building's condition, the schedule of condition and method statement has, entirely reasonably, only gone so far.

12. I would agree with the Council that some clarity over certain aspects of detail would be necessary in order to ensure the special architectural and historic interest of the listed building is preserved. s17(2) of the relevant Act establishes that a condition may be imposed requiring specific details of the works (whether or not set out in the application) to be approved subsequently. Therefore, once the principle of the works as set out has been established, a suitably worded condition could secure the necessary clarity required.
13. Although I note that the application did include a scale drawing of the elevations. I consider an annotated plan that indicates areas to be painted in which colour; areas where render will be removed; and how and where chimney repairs would take place would provide clarity.
14. In light of all the evidence submitted, I am satisfied that the works proposed in both appeals would preserve the Grade II listed building and any features of special architectural and historic interest it possesses. In neither case, subject to the necessary conditions being imposed, would the proposed works cause harm to the significance of the designated heritage asset. Therefore, there would be no conflict with the relevant statutory duties within the Act, the historic environment policies within Section 16 of the National Planning Policy Framework, revised February 2019, or objectives of Saved Policy CON 17 of the Hart District Local Plan 1996 – 2006.

Conditions

15. I have considered the Council's suggested conditions and I have amended the wording where necessary for clarity and to ensure compliance with national policy and guidance. I have imposed conditions specifying the relevant drawings and a time limit for the works as these provide certainty. Conditions that require further a full schedule of repairs and replacement with accompanying annotated plans are necessary in the interests of certainty and ensuring the works would preserve the listed building. I have also added a condition requiring final details of the external paint finishes for certainty and to ensure the building and the character and appearance of the Odiham Conservation Area are preserved.

Conclusion – both appeals

16. I conclude that the proposed works would preserve the architectural and historic significance of the Grade II listed building. For the reasons given above, and subject to the conditions set out in the schedule at the end of this decision letter, the appeals are allowed.

H Porter

INSPECTOR

APPEARANCES

FOR THE APPELLANTS

Robert Aird & Nohra Currie - Appellants

Nicholas Cobbold BSc (Hons) Dip MRTPI – Planning Agent (Bell Cornwell LLP)

Peter Bell BA MA PDD IHBC– Heritage Consultant (Asset Heritage)

FOR THE LOCAL PLANNING AUTHORITY

Stephanie Baker BSc MSc MRTPI – Senior Planning Officer, Hart DC

Nigel Barker-Mills BA(Hons) PHD Dip BuildCons IHBC FSA – Heritage Advisor

INTERESTED PARTIES

John Pattison

Cllr Kenneth Crookes

Derek Kearns

John Champion

Antionette Parkes

DOCUMENT SUBMITTED AT THE EVENT

Latest HM Land Registry Plans & Property Registers

Historic photograph of appeal building c. 1900

Ground, first, site and elevation plans associated with application Ref HDC/LBC/41 dated November 1976

SCHEDULES OF CONDITIONS

Appeal A Ref: APP/N1730/Y/19/3229573

- 1) The works authorised by this consent shall begin not later than 3 years from the date of this decision.
- 2) The works authorised by this consent shall be carried out in accordance with the location plan, Drawing No A18692.03.04 D (Existing Elevations & Sections); Drawing No A1692.010 (Existing Floor Plans); and the Method Statement dated June 2018 accompanying the application Ref 18/01902/LBC dated 20 August 2018.
- 3) Notwithstanding Condition 2 above, and prior to any works to any external surfaces, a schedule of repair and replacement, accompanied by annotated plans at a scale of 1:50, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

- 4) Notwithstanding Condition 2 above, and prior to any works to the render, details of the materials to be used on any external surfaces, including render mix and finish shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.
- 5) Notwithstanding Condition 2 above, and prior to any works of re-painting, details of the paint type, colour and finish including manufacturer's specifications and RAL numbers shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Appeal B Ref: APP/N1730/Y/19/3229596

- 1) The works authorised by this consent shall begin no later than 3 years from the date of this consent.
- 2) The works authorised by this consent shall be carried out in accordance with the location plan, Drawing No A18692.03.04 D (Existing Elevations & Sections); Drawing No A1692.010 (Existing Floor Plans); and the Method Statement dated 27 June 2018 accompanying the application Ref 18/02806/LBC dated 29 June 2018.
- 3) Notwithstanding Condition 2 above, and prior to any works to rendered or painted surfaces, chimneys or flaunching, a schedule of repair and replacement, accompanied by annotated plans at a scale of 1:50, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.
- 4) Notwithstanding Condition 2 above, and prior to any works to the render, chimneys or flaunching, details of the materials to be used on any external surfaces, including render or mortar mix, pointing and finishes shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.
- 5) Notwithstanding Condition 2 above, and prior to any works of re-painting, details of the paint type, colour and finish including manufacturer's specifications and RAL numbers shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.