
Appeal Decision

Site visit made on 24 September 2019

by T A Wheeler BSc (Hons) T&RP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11 October 2019

Appeal Ref: APP/B2002/D/19/3233220

322 Main Road, Humberston Fitties, Humberston, North East Lincolnshire DN36 4QS

- 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 Mrs M Parker against the decision of North East Lincolnshire Council.
 - The application Ref DM/0195/19/FUL, dated 19 February 2019, was refused by notice dated 24 April 2019.
 - The development proposed is: White UPVC horizontal boarding to all elevations and the installation of Kingspan insulated sheeting to roof.
-

Decision

1. The appeal is allowed and planning permission is granted for White UPVC horizontal boarding to all elevations and the installation of Kingspan insulated sheeting to roof at 322 Main Road, Humberston Fitties, Humberston, North East Lincolnshire DN36 4QS in accordance with the terms of the application, Ref DM/0195/19/FUL, dated 19 February 2019, and the following plans submitted with it: Location Plan 1:1250 scale; Block Plan 1:500 scale; Floor Plans and Elevations scale 1:100 dwg no 030219-01A.

Procedural Matter

2. The disputed works include the installation of 'Kingspan' roofing membrane to the chalet. This was not mentioned in the appellant's description, but has been included in the Council's. I therefore use the latter in the banner above since it more accurately describes the works, with the removal of reference to the retrospective nature of the application, which is unnecessary.

Main Issue

3. This is the effect of the works which have been carried out on the character and appearance of the conservation area.

Reasons

4. The site lies within the Humberston Fitties Conservation Area (the conservation area) which covers an extensive area of holiday chalets close to the Humber Estuary, to the east of Humberston. The Fitties has grown since the 1920s, and most plots contain some form of single storey chalet. In 1996 the area was designated as a Conservation Area, and an Article 4(2) Direction is in place to control certain extension and other works including roof alterations. A Supplementary Planning Document was produced in 1997 which provides

- advice on how improvement works to the chalets should be carried out, in order to preserve and enhance the essential character of the conservation area.
5. On my site visit I observed that there are still a number of chalets within the conservation area that retain their original external timber boarding and roofing. Some of these have charm and unquestionably help to define the character and significance of the Conservation Area.
 6. In the case of the appeal property, the installation of the uPVC boarding and new membrane roof with fascia and plastic guttering does not conform to the guidance in the SPD, which advocates the use of timber boarding and mineral felt or shingles to roofs.
 7. The addition of the new roof to the chalet has resulted in some additional depth to the fascia, however this does not appear noticeably out of keeping with the proportions of the chalet. The uPVC boarding may also be different to the original appearance of the chalet. However, in close proximity to no 322 there are other examples where similar materials have been used, and in some cases chalets have low pitched roofs. In this context the works which have been carried out would have very little effect on the character or appearance of the Conservation Area, or the street scene as a whole.
 8. Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the Humberston Fitties Conservation Area. I have had due regard to this duty in reaching my finding on the merits of the works subject to the appeal and find them to have a neutral effect.
 9. The appellant has drawn my attention to an appeal decision in 2013, where another Inspector allowed an appeal where works included the use of uPVC materials¹. The circumstances in that case were rather different from the proposal in this appeal since works had been carried out in contravention of a planning condition. I therefore attach limited weight to the decision, although I note that the appeal was allowed and that it predated the adoption of the current local plan.

Conclusion

10. I therefore conclude that the proposal does not cause harm to the character and appearance of the Humberston Fitties Conservation Area and therefore conforms to policies 5 and 39 of the North east Lincolnshire Local Plan 2013 – 2032², which amongst other things seek to ensure that development is appropriate to its location and preserves and enhances the special character and appearance of conservation area, especially elements covered in appraisals, and the Framework which is clear that the development plan is the starting point for decision making.
11. For the above reasons, the appeal is allowed.

Tim Wheeler

INSPECTOR

¹ Appeal reference APP/B2002/A/12/2189071

² Adopted 2018