
Appeal Decisions

Site visit made on 8 October 2019

by S J Papworth DipArch(Glos) RIBA

an Inspector appointed by the Secretary of State

Decision date: 16 October 2019

Appeal A: APP/E2205/W/19/3221583

Giles Farm Oast, Smarden Bell Road, Pluckley, Ashford, Kent TN27 0SY

- 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 David Smith against the decision of Ashford Borough Council.
 - The application Ref 18/01681/AS, dated 14 November 2018, was refused by notice dated 11 January 2019.
 - The development proposed is two storey front extension resubmission of 18/01177/AS.
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Appeal B: APP/E2205/Y/19/3221687

Giles Farm Oast, Smarden Bell Road, Pluckley, Ashford, Kent TN27 0SY

- 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 David Smith against the decision of Ashford Borough Council.
 - The application Ref 18/01682/AS, dated 14 November 2018, was refused by notice dated 11 January 2019.
 - The works proposed are two storey front extension resubmission of 18/01177/AS.
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Decision Appeal A

1. I allow the appeal and grant planning permission for two storey front extension at Giles Farm Oast, Smarden Bell Road, Pluckley, Ashford, Kent TN27 0SY in accordance with the terms of the application Ref 18/01681/AS, dated 14 November 2018 and subject to conditions 1) to 6) on the attached schedule.

Decision Appeal B

2. I allow the appeal and grant listed building consent for two storey front extension at Giles Farm Oast, Smarden Bell Road, Pluckley, Ashford, Kent TN27 0SY in accordance with the terms of the application Ref 18/01682/AS, dated 14 November 2018 and the submitted drawings 31118/01. 02. 03. 04, 05 and 06, subject to conditions 1) to 5) on the attached schedule.

Reasons

3. The building is listed Grade II and together with the listed farmhouse and an adjacent barn, form a traditional farmstead, albeit separated both physically and in ownership, and having some additional buildings within their setting. The main issue in these appeals is the effect of the proposals on the architectural or historic significance of the listed building and the farmstead setting. Since the Council's determination of the applications, the Ashford Local Plan 2030 has been adopted and this supersedes the saved policies in the Ashford Local Plan, the Ashford Core Strategy, and the Tenterden & Rural Sites

Development Plan Document referred to in the Officer's Report and the Reasons for Refusal. Policy ENV3a lists aspects of landscape character to which regard is to be had, and Policy ENV13 seeks the conservation of heritage assets. The promotion of high-quality design is the subject of Policy SP6 while Policy HOU8 sets out criteria for residential extensions.

4. The Officer's Report and Reasons for Refusal also refer to Supplementary Planning Guidance Note 7 '*The Reuse of Agricultural Buildings*' and Note 10 '*Domestic Extensions*' as well as the Historic England document '*The Conversion of Traditional Farm Buildings: A Guide to Good Practice 2006*'.
5. Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Paragraph 193 of the 2019 National Planning Policy Framework states that 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.
6. The appeal building consists of a single oast roundel with conical roof and vane, linked to the stowage building by only a short cord of the circle and readily recognised for its original purpose due to the largely stand-alone form and distinctive external appearance. From the planning history provided, the residential conversion would appear to result from a grant of permission and consent on application in 1989. The oast retains substantial listed building significance in historic and architectural terms and the conversion works have not seriously eroded that.
7. The stowage building has not fared so well however as the external presentation has been tidied and domesticated, with the insertion of residential-style windows, and apparently new or at least heavily refurbished weather-boarding. Whilst the size of the stowage building is no doubt as previously, there is limited architectural significance and the historic significance has been largely eroded away by the conversion works. Its small size is not of great significance for that reason.
8. The descriptions of the proposals as quoted in the bullet points above refer to this being a re-submission, and it appears that reference 18/01177/AS was a listed building consent application along with 18/01194/AS being a planning application for a single-storey front extension, referred to in the Officer's Report for the current cases. The Report quotes the Reasons for Refusal as being substantially the same as for the current 2-storey proposals.
9. From this it appears that at least a part of the objection was to the single-storey nature, that being seen as a deviation from the form and appearance of the listed building. It is not possible to be certain from the wording that there was a fundamental objection to the size of footprint or the principle of an extension; certainly, a single storey proposal was considered incongruous, poorly proportioned and a visually intrusive form of development.
10. The extension now proposed would be the full 2-stories and essentially an elongation along the same line of the roof and upper weatherboarding. The new north elevation is described on drawing 31118/03 as being a replica of the present north elevation. The ragstone ground floor wall would also be replicated, but here there would be a 100mm set-in of the line at the junction

with the original building, retaining the brick quoins of the original wall end and starting a new masonry wall with quoins at each end. This would allow for ready recognition of the addition, whilst the use of materials and the continuous line of the first floor and roof would integrate the new and old work to result in an attractive building. The increase in length would not undermine the significance of the roundel which would still dominate the composition.

11. The proposal would not be overly-dominant or incongruous and would not be a visually intrusive form of development. The proposal would not deviate from the architectural and historic form and appearance of the listed building as a former agricultural building, as it would replicate those features that remain and the increase in length would not be out of scale with the roundel. The design and form of the proposed extension would be sympathetic to the historic form of the existing building and would not harm the significance of the listed building or the setting of the listed farmhouse. As a result it is concluded that the aims of statute, policy and guidance would be met.

Conditions

12. The findings on the main issue indicate that both planning permission and listed building consent may be granted, and in the eventuality of that finding, the Council suggested conditions.
13. It is reasonable and necessary to control the materials to be used, with them to generally match those of the original building, together with conditions requiring further details and samples of weatherboarding and peg-tiles, as well as joinery and, as an addition to the Council's suggestion, the treatment of the new ragstone walls. A condition naming the 'as proposed' drawings is required in the planning permission only for the avoidance of doubt, as the provisions for greater flexibility in planning permission do not apply to listed building consents, it being sufficient to list the drawings in the formal consent.
14. The Council did suggest a condition requiring access for inspection '*to ascertain whether a breach of planning control may have occurred on the land (as a result of departure from the plans hereby approved and the specific terms of this permission/consent/approval)*'. Works to a listed building carried out without the necessary consent would be unlawful and this fact and the rights of the Council would not be changed by the imposition of such a condition.

Conclusions

15. The proposed extension would replicate the line and height of the existing stowage building, as well as the architectural detailing of the end wall as amended by the previous change of use. The architecturally and historically significant oast roundel would remain unchanged and its setting and that of the listed farmhouse would not be harmed. For the reasons given above, it is concluded that both appeals should be allowed.

S J Papworth

INSPECTOR

Schedule of Conditions Appeal A – Planning Permission

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2) The development hereby approved shall be carried out in accordance with the following approved drawings; 31118/01. 02. 03. 04, 05 and 06.
- 3) The external walls and roof of the approved development shall be of the same material, colour, size, tone, texture and finish as those of the existing building unless otherwise agreed in writing by the Local Planning Authority.
- 4) Before the commencement of works to the upper floor hereby approved, a sample section of weatherboarding to show type of wood, profile, lap and finish shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
- 5) Before the commencement of works to the roof finish hereby approved details, source/manufacture and samples of the Peg Tiles, together with any proposals for reclamation and reuse of those to be removed, shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved additions. Such tiles shall be sound second-hand or new, matching the existing in type, colour, size, thickness and texture.
- 6) Before any the relevant works are carried out the following details shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
 - a) Detailed drawings to scale 1:5 and 1:1 of typical details of all new joinery, in addition, sections, mouldings and glazing bars shall be to a scale of 1:1 or 1:2 and will show means of glazing. Details of finishes shall also be included.
 - b) Details at a scale of 1:10 of the proposed interface between the existing building and the new build.
 - c) Details of the coursing, jointing and pointing of the ragstone walls and brick quoins.

Schedule of Conditions – Listed Building Consent

- 1) The works hereby approved shall be begun before the expiration of three years from the date of this consent.
- 2) The external walls and roof of the approved works shall be of the same material, colour, size, tone, texture and finish as those of the existing building unless otherwise agreed in writing by the Local Planning Authority.
- 3) Before the commencement of works to the upper floor hereby approved, a sample section of weatherboarding to show type of wood, profile, lap and finish shall be submitted to and approved in writing by the Local Planning Authority and the works shall be carried out in accordance with the approved details.

- 4) Before the commencement of works to the roof finish hereby approved details, source/manufacture and samples of the Peg Tiles, together with any proposals for reclamation and reuse of those to be removed, shall be submitted to and approved in writing by the Local Planning Authority and the works shall be carried out in accordance with the approved additions. Such tiles shall be sound second-hand or new, matching the existing in type, colour, size, thickness and texture.
- 5) Before any the relevant works are carried out the following details shall be submitted to and approved in writing by the local planning authority and the works shall be carried out in accordance with the approved details.
 - a) Detailed drawings to scale 1:5 and 1:1 of typical details of all new joinery, in addition, sections, mouldings and glazing bars shall be to a scale of 1:1 or 1:2 and will show means of glazing. Details of finishes shall also be included.
 - b) Details at a scale of 1:10 of the proposed interface between the existing building and the new build.
 - c) Details of the coursing, jointing and pointing of the ragstone walls and brick quoins.