



Appeal Decisions

Site visit made on 15 October 2019

by Neil Pope BA (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22 October 2019

Appeal A Ref: APP/C1625/W/18/3215012

Evergreen Cottage, George Street, Nailsworth, Gloucestershire, GL6 0AG.

- 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 Garrido against the decision of Stroud District Council.
 - The application Ref. S.18/1199/HHOLD, dated 29 May 2018, was refused by notice dated 15 August 2018.
 - The development proposed is the demolition of the existing external stores and perspex lean-to covered area to the side of the property to be replaced with a new annexe. Annexe to include a kitchen extension, a bedroom, en-suite bathroom, living space, wine store and conservatory for applicant's parents.
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Appeal B Ref: APP/C1625/Y/18/3215042

Evergreen Cottage, George Street, Nailsworth, Gloucestershire, GL6 0AG.

- 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 Garrido against the decision of Stroud District Council.
 - The application Ref. S.18/1200/LBC, dated 29 May 2018, was refused by notice dated 15 August 2018.
 - The works proposed are the demolition of the existing external stores and perspex lean-to covered area to the side of the property to be replaced with a new annexe. Annexe to include a kitchen extension, a bedroom, en-suite bathroom, living space, wine store and conservatory for applicant's parents.
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Decisions

1. The appeals are allowed. Planning permission and listed building consent are granted for the demolition of existing stores and lean-to at the side of the property and the construction of a new kitchen extension and annex at Evergreen Cottage, George Street, Nailsworth, Gloucestershire, GL6 0AG. The permission and consent are granted in accordance with the terms of the applications refs. S.18/1199/HHOLD and S.18/1200/LBC, dated 29 May 2018, subject to the conditions in the Schedules below.

Preliminary Matters

2. A more concise description of the proposals is the demolition of existing stores and lean-to at the side of the property and the construction of a new kitchen extension and annexe.
3. The appeal site lies within the Nailsworth Conservation Area. The Council has informed me that this conservation area has been incorporated into the Stroud Industrial Heritage Conservation Area (SIHCA).

Main Issue

4. The main issue in both appeals is whether the proposals would preserve the grade II listed building known as Evergreen Cottage and preserve or enhance the character or appearance of the SIHCA.

Reasons

5. Evergreen Cottage is an early 19th century two storey vernacular dwelling with coursed rubble walls and a stone tile roof. The heritage interest (significance) of this listed building is derived primarily from its architectural qualities, which include its twin gables, window arrangement, central panelled door with trellis porch, as well as its historic qualities, which include much of its building fabric. As I also noted during my visit, a rather ramshackle collection of lean-to's and sheds on the north western side of the cottage detract from its appearance.
6. The SIHCA covers a sizeable part of Nailsworth. It includes buildings of different sizes and architectural styles, as well as a variety of uses. The significance of this designated heritage asset includes the architectural qualities provided by the different listed buildings, as well as the historic fabric of the area and associations with past industrial activity within the Stroud Valleys.
7. The proposals would entail a sizeable extension¹ on the north western side of the cottage. However, this would be set-back from the principal (south west) elevation of the dwelling and the highest part of the roof would be set-down well below the eaves height of the cottage. By virtue of its height and siting it would comprise a subservient addition to the host building. The mass of the extension would be broken by the asymmetrical roof shape and the large areas of glazing proposed on the south western elevation. The use of Cotswold stone cladding on the new walls and the proposed zinc standing seam roof would respect the appearance of the cottage. The proposal would sit comfortably alongside the listed building and would not be visually assertive or intrusive.
8. Whilst the design of the proposal would be very different to the cottage it would not diminish an appreciation or understanding of the significance of this listed building or that of the SIHCA. The removal of the lean-to's and sheds would provide a modest enhancement to the appearance of these designated heritage assets. I concur with the appellant's agent that the proposed development would be in harmony with the existing cottage and would comprise a high quality contemporary addition to the dwelling. It would accord with the provisions of the development plan² and the National Planning Policy Framework that are aimed at safeguarding the historic environment.
9. I conclude on the main issue that the proposals would preserve the grade II listed building known as Evergreen Cottage and would also preserve and enhance the character and appearance of the SIHCA.

Conditions

10. In addition to the 'standard' conditions requiring development/works to commence within three years, in the interests of certainty, separate conditions would be necessary specifying the approved drawings. To safeguard the character and appearance of the listed building and the SIHCA conditions would

¹ The appellant's agent has calculated that the proposal would increase the gross internal area by about 18%.

² Policy ES10 of the Stroud District Local Plan (2015).

be necessary requiring the development/works to proceed in accordance with approved samples of the materials to be used on the external surfaces of the extension/annex. To safeguard the living conditions of neighbouring residents during the demolition and construction phases, a condition (appeal A only) would be required limiting the hours of activities. A condition (appeal A only) would also be necessary³ to ensure trees growing alongside were not harmed.

11. Given all of the above, I conclude that these appeals should succeed.

Neil Pope

Inspector

SCHEDULES OF CONDITIONS

APPEAL A – Planning Permission

1. The development hereby permitted shall commence no later than three years from the date of this decision.
2. The development shall be undertaken in accordance with the following approved plans: 1:1,250 scale site location plan (ref. EX-100); 1:200 scale proposed site plan (ref. SD 001 Rev C); 1:100 scale proposed ground floor and roof plans (ref. SD 100 Rev C; 1:100 scale proposed south west elevation (ref. SD 142 Rev B); 1:100 scale north west elevation and south west elevation [section CC] (ref. SD 140 Rev B) and; 1:100 sections AA, BB and DD (ref. SD 120 Rev B).
3. No development shall take place on the external surfaces of the extension/annex hereby permitted until samples of the materials to be used in the construction of the external walls and roofs, as well as the external doors and windows have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.
4. Development and demolition works (including the operation of site machinery and plant and the removal of materials and deliveries) shall be limited to the following hours: 08:00 – 18:00 Mondays to Fridays and; 08:00 – 13:00 on Saturdays. No development, demolition, other works, deliveries or the removal of material shall take place on Sundays or Bank or Public Holidays.
5. The development and works of demolition shall take place in accordance with tree protection measures, including a timetable for implementation, which shall have previously been submitted to and approved in writing by the Local Planning Authority. The development and works of demolition shall be undertaken in accordance with the approved details and the tree protection measures shall be retained for the duration of the development/works.

APPEAL B – Listed Building Consent

1. The works hereby permitted shall commence no later than three years from the date of this decision.

³ Having regard to the duty under section 197 of the Town and Country Planning Act 1990 (as amended).

2. The works hereby permitted shall be undertaken in accordance with the following approved plans: 1:1,250 scale site location plan (ref. EX-100); 1:200 scale proposed site plan (ref. SD 001 Rev C); 1:100 scale proposed ground floor and roof plans (ref. SD 100 Rev C; 1:100 scale proposed south west elevation (ref. SD 142 Rev B); 1:100 scale north west elevation and south west elevation [section CC] (ref. SD 140 Rev B) and; 1:100 sections AA, BB and DD (ref. SD 120 Rev B).
3. No works shall take place on the external surfaces of the extension/annex hereby permitted until samples of the materials to be used in the construction of the external walls and roofs, as well as the external doors and windows have been submitted to and approved in writing by the Local Planning Authority. The works shall be undertaken in accordance with the approved details.