



Appeal Decision

Site visit made on 25 October 2019

by Neil Pope BA (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 31 October 2019

Appeal Ref: APP/Y1138/Y/19/3232476

The Linhay, Bow, Crediton, Devon, EX17 6DB.

- 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 M Bailey against the decision of Mid Devon District Council.
 - The application Ref. 19/00340/LBC, dated 18/2/19, was refused by notice dated 1/5/19.
 - The works proposed are described as *infill part of adjoining open storage area with part glazed door/window units*.
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Decision

1. The appeal is dismissed.

Reasons

2. The Linhay¹ lies on the southern side of a courtyard of former farm buildings that date from the 17th century and which were rebuilt in the mid-19th century. The significance (heritage interest) of these cob and stone rubble buildings includes the special architectural and historic qualities of the open-fronted bays. Although now in residential use, the almost full height windows in some of the infilled bays and the remaining open-fronted bays, such as in the appeal building assist, assist in affording an appreciation and understanding of the original agricultural function/use of this range of vernacular buildings.
3. The proposal would result in two of three open-fronted bays in The Linhay being infilled with 'half height' windows and horizontal timber boarding. These works would be set behind the existing timber posts and would provide the appellant with a secure and weatherproof storage area. However, I agree with the Council that this would erode the architectural integrity and historic character of this traditional rural Devon building and diminish the ability to appreciate and understand its heritage interest. This less than substantial harm to the significance of a nationally important building would not be outweighed by the claimed public benefits and would be at odds with the objectives of established planning policies² for protecting listed buildings.
4. The proposal would fail to preserve the features of special architectural or historic interest of The Linhay³. The appeal should not therefore succeed.

Neil Pope

Inspector

¹ Grade II listed as part of the courtyard of farm buildings approximately 30m west of Nymet Barton Farmhouse. The Linhay forms part of the settings of this grade II listed Farmhouse and the grade I listed Church of St. Bartholomew. There is no evidence to indicate any harm to the significance of these two adjacent listed buildings.

² The National Planning Policy Framework and policy DM27 of the Mid Devon Local Plan Part 3.

³ Although my decision does not turn on it, the works, if approved, could also make it difficult for the Council to resist the infilling of other open-fronted bays within the courtyard group and result in further cumulative harm.