



Appeal Decision

Site visit made on 22 October 2019

by Paul Jackson B Arch (Hons) RIBA

an Inspector appointed by the Secretary of State

Decision date: 01 November 2019

Appeal Ref: APP/C1570/Y/19/3233869

Monks Barn, High Street, Newport, Essex CB11 3PE

- 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 Andrew Blatt against the decision of Uttlesford District Council.
 - The application Ref UTT/19/1134/LB, dated 15 May 2019, was refused by notice dated 12 July 2019.
 - The works proposed comprise addition of railings to front elevation to prevent further damage to the listed building.
-

Decision

1. The appeal is dismissed.

Reasons

2. The main issue is the effect of the proposed works on the architectural character and historic interest of Monks Barn, which is a listed building at Grade II*. Monks Barn is a timber framed house with exposed oak framing infilled with brick in a herringbone pattern with soft lime mortar. Its heritage significance stems from its great age, construction and historic interest as a priest's house originally constructed in the 15th century. It is a distinctive feature in the High Street and is also an important and significant building in the Newport Conservation Area.
3. The proposed reclaimed wrought iron railings, photographs of which accompanied the application, are intended to prevent incidental damage that is occurring due to the location of the immediately adjacent bus stop. They would be repainted and erected in front of the main elevation with angled wrought iron supports unattached to the main building. The intention is to place them within the French drain that traverses the front of the property and helps to protect it from damp. However, there are no details of the exact location, the means by which support would be achieved in practice, or how the railings would be treated at the entrance door or at the north and south ends of the property.
4. In these circumstances it is difficult to assess the magnitude of effect the railings would have on architectural character and the contribution the building makes to the street scene and the conservation area. The National Planning Policy Framework (NPPF) advises at paragraph 189 that the level of detail provided by the applicant should be proportionate to the asset's importance. As a Grade II* listed building, the appeal property falls within a small number of heritage assets of the highest significance.

5. Notwithstanding that difficulty, one consequence of protecting the fabric of the building using the proposed railings would be very likely to be a build-up of detritus and litter behind the railings in the French drain which would require regular removal by means which are uncertain. Another would be that the relatively low sharp spikes, which would certainly deter people waiting for a bus from approaching the building, would be likely to attract objects such as drinks cans and discarded cartons. These consequences would noticeably detract from the ability to appreciate the great architectural and historic interest of Monks Barn. It has not been shown that there are not more sympathetic and effective means of achieving the protection desired.
6. For these reasons the proposed railings would fail to meet the heritage protection objectives of the NPPF and policy ENV2 of the 2005 Uttlesford Local Plan. The appeal should not succeed.

Paul Jackson

INSPECTOR