



Appeal Decision

Site visit made on 8 November 2019

by Tom Gilbert-Wooldridge BA (Hons) MTP MRTPI IHBC

an Inspector appointed by the Secretary of State

Decision date: 18th November 2019

Appeal Ref: APP/W3520/Y/19/3221060

Clay Barn, Thrandeston Road, Mellis IP23 8DR

- 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 David Andrews against the decision of Mid Suffolk District Council.
 - The application Ref DC/18/05295, dated 1 December 2018, was refused by notice dated 21 January 2019.
 - The works proposed are installation of two air source heat pumps and lean-to roof.
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Decision

1. The appeal is allowed and listed building consent is granted for the installation of two air source heat pumps and lean-to roof at Clay Barn, Thrandeston Road, Mellis IP23 8DR in accordance with the terms of the application Ref DC/18/05295 dated 1 December 2018 and the plans submitted with it.

Procedural Matters

2. The appeal was submitted by Ms Nicolette Hallett, but as the original application was made by her agent David Andrews, the appeal has proceeded with him as the appellant. The pumps and lean-to roof have already been implemented, and so I have dealt with them on that basis.

Main Issue

3. The main issue is whether the works preserve the special interest and significance of the Grade II listed building known as The Glebe and have an acceptable effect on the character and appearance of Clay Barn.

Reasons

4. The Glebe is a Grade II listed house dating from the early 17th century. It is timber framed with a tall thatched roof and brick chimneys and has both architectural and historic interest. The listed building is set within a garden on the edge of the village, and so has a green and rural setting that contributes to its special interest and significance.
5. The appeal site is situated just to the north of The Glebe and contains Clay Barn and its immediate grounds which are today used as a residential dwelling. The barn comprises three ranges enclosing an open courtyard. The front range is two storeys while the rear ranges are single storey. The barn was built between 1839 and 1855 according to the appellant and is likely to have been used for agricultural purposes. Externally, it is a mix of brick and rendered walls with a pantile roof and has some architectural and historic interest. The attractive brick gable ends of the two rear ranges are visible from The Glebe

- over boundary planting and a brick wall, but the rest of the barn is largely screened from the listed building. The barn is mostly hidden from Thrandeston Road by mature vegetation, which screens the western elevation in particular. This elevation is plain, painted black, and lacking in much architectural interest.
6. There is disagreement between the main parties as to whether Clay Barn forms part of the listed building as a curtilage structure. It is accepted that the barn was in the same ownership as The Glebe when the latter was listed in 1955. However, the appellant highlights that in physical terms, map evidence shows a line between the two buildings, while today they are separated by a ditch and track as well as a boundary wall and planting. Functionally, the appellant notes that the barn was part of the farmyard associated with the house although by the 20th century both buildings were operated from a different farm. Today, the two buildings are in separate residential ownership.
 7. The evidence before me is limited and inconclusive on the above matters. As such, I have taken a precautionary approach and treated Clay Barn as part of the listed building for the purposes of this appeal. Even if the barn is not listed by virtue of being within the curtilage of The Glebe, its proximity means that it falls within the listed building's setting as part of the surroundings in which the listed building is experienced. As a structure of some architectural and historic merit, it makes a positive contribution to the setting and significance of the listed building.
 8. The air source heat pumps are located along the western elevation of Clay Barn with a timber canopy above. They are tall modern structures of little aesthetic merit. However, given the proximity of mature vegetation, the pumps are only visible from a limited area confined to this elevation. They are not visible from The Glebe and so have a negligible effect on its setting. Furthermore, given the rather plain appearance of this elevation, the pumps have no negative effect on the character and appearance of Clay Barn itself. While a more comprehensive timber enclosure would mask the pumps, this does not appear to be practical from an operational perspective. Neither would it be necessary from a listed building or design perspective.
 9. Therefore, whether or not Clay Barn is regarded as part of the listed building, the works preserve the special interest and significance of the listed building at The Glebe. They also have an acceptable effect on the character and appearance of Clay Barn itself. As a consequence, the works sustain the significance of the listed building as required by paragraph 192 of the National Planning Policy Framework. In coming to this conclusion, I have had regard to Policies HB1 and HB4 of the Mid Suffolk Local Plan 1998 and Policy CS5 of the Mid Suffolk Core Strategy 2008 which seek to protect historic buildings.

Conclusion

10. For the above reasons, I conclude that the appeal should be allowed. As the works are already in place, it is not necessary to impose any conditions. The formal decision requires the works to be in accordance with the submitted plans.

Tom Gilbert-Wooldridge

INSPECTOR