



Appeal Decisions

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: 28th November 2019

Appeal A Ref: APP/J3530/W/18/3217588

1 Frogmore Cottages, Hall Road, Burgh IP13 6JN

- 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 Hines against the decision of Suffolk Coastal District Council.
 - The application Ref DC/18/1306/FUL, dated 26 March 2018, was refused by notice dated 30 May 2018.
 - The development proposed is the erection of two storey extension comprising extension of gable end and insertion of first floor and roof extension over existing kitchen. Installation of flue pipe within extended building. Erection of single storey rear extension providing utility accommodation.
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Appeal B Ref: APP/J3530/Y/18/3217589

1 Frogmore Cottages, Hall Road, Burgh IP13 6JN

- 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 Hines against the decision of Suffolk Coastal District Council.
 - The application Ref DC/18/1307/LBC, dated 26 March 2018, was refused by notice dated 30 May 2018.
 - The works proposed are the same as Appeal A.
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Decision Appeal A

1. The appeal is allowed and planning permission is granted for the erection of two storey extension comprising extension of gable end and insertion of first floor and roof extension over existing kitchen, the installation of flue pipe within extended building, and the erection of single storey rear extension providing utility accommodation at 1 Frogmore Cottages, Hall Road, Burgh IP13 6JN in accordance with the terms of the application Ref DC/18/1306/FUL dated 26 March 2018, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 02, 03, 04, 13B, 15C, 16.
 - 3) The materials and finishes shall be as indicated within the submitted application and thereafter retained as such.

Decision Appeal B

2. The appeal is allowed and listed building consent is granted for the erection of two storey extension comprising extension of gable end and insertion of first floor and roof extension over existing kitchen, the installation of flue pipe within extended building, and the erection of single storey rear extension

providing utility accommodation at 1 Frogmore Cottages, Hall Road, Burgh IP13 6JN in accordance with the terms of the application Ref DC/18/1307/LBC dated 26 March 2018 and the plans submitted with it subject to the following conditions:

- 1) The works authorised by this consent shall begin not later than 3 years from the date of this consent.
- 2) The materials and finishes shall be as indicated within the submitted application and thereafter retained as such.

Main Issue

3. The main issue for both appeals is the effect of the proposal on the historic character and significance of the Grade II listed building known as Frogmore Cottages, 1 and 2, Hall Road.

Reasons

4. The appeal building is listed Grade II and forms one half of the listed building entry known as Frogmore Cottages, 1 and 2, Hall Road. The semi-detached pair of cottages date from the 17th or early 18th century, with alterations and additions in the 19th and 20th century. The list description notes that it is probable the building was originally a single house.
5. The cottages are timber framed and rendered with a thatched roof and tall brick chimneys. Internally, the appeal building contains a number of small rooms with historic timbers. There is much uniformity between the two cottages externally in terms of the thatched roof part. The above architectural and historic features contribute greatly to the special interest of the listed building as well as its significance.
6. At the rear of both cottages are single storey extensions. In the case of the appeal building, the extension is set to the side of the main cottage and linked by a lean-to structure. The extension at the adjoining cottage projects directly from the main rear elevation. The existing extensions due to their size and location do not distract from the prominence of the thatched roof part when viewed from the road, but result in a less balanced composition due to their varying positions.
7. The proposal seeks to increase the height, depth and width of the existing rear extension. The overall height would be almost as tall as the thatched part with a similar eaves height. However, the extension would be set back from the cottage and would be physically separate to ensure it would be visually recessive. The design would emulate the weather boarding and pantile roof of the existing extension and its rural appearance would not look incongruous against the thatched cottage.
8. Part of the rear elevation of the thatched cottage including a window would be screened by the wider extension, but it would be a small area and not be physically covered up. The proposed flue would be slender and set to the rear and so would not detract from the brick chimneys. The proposal would reduce the extent of balance between the cottages but this would apply to any further extension and the cottages are not symmetrical now. The prominence of the main thatched part of the cottages would remain intact due to the siting and design of the extension.

9. In conclusion, the proposal would have an acceptable effect on the historic character and significance of the listed building. Therefore, it would accord with Policy DM21 of the Suffolk Coastal District Local Plan 2013 which seeks proposals that relate well to the scale and character of their surroundings in terms of siting, height, mass and form, respecting the original building, and ensuring the extension is visually recessive with the original building remaining the more dominant feature on the site. The proposal would also follow the guidance in the Council's Supplementary Planning Guidance 16 which seeks extensions that respect the character and design of the original building with a break between old and new and ridgelines no higher than the height of the original building.
10. The proposal would comply with Policy SCLP11.1 of the emerging East Suffolk (Suffolk Coastal) Local Plan which requires schemes to respond to local context and surrounding buildings amongst other things. The proposal would also conserve the historic environment and complement the listed building without harm in accordance with Policies SCLP11.3 and 11.4 of the same emerging plan. Finally, the proposal would sustain the significance of the listing building in line with paragraph 192 of the National Planning Policy Framework and preserve the special interest of the listed building as required by the Planning (Listed Building and Conservation Areas) Act 1990.

Conditions

11. In addition to the standard time limit conditions, I have specified the approved plans for clarity and compliance. I have not referred to plans 01 or 14B as they were not provided to me and so have not formed part of my decisions. Conditions requiring materials to match what is indicated in the submitted details is necessary to ensure a satisfactory appearance. I have not included "unless otherwise agreed with the local planning authority" as this could allow material changes to the listed building without the proper processes being followed.

Conclusions

12. For the above reasons, and having had regard to all other matters raised, I conclude that both appeals should be allowed.

Tom Gilbert-Wooldridge

INSPECTOR