

Appeal Decisions

Site visit made on 29 October 2019

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an Inspector appointed by the Secretary of State

Decision date: 28 November 2019

Appeal Ref: APP/T2350/W/19/3225804

Sabden House, Wesley Street, Sabden, Clitheroe

- 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 James Parkinson against the decision of Ribble Valley Borough Council.
 - The application Ref 3/2018/1076, dated 6 November 2018, was refused by notice dated 9 January 2019.
 - The development proposed is demolition of existing timber framed conservatory and erection of new timber framed conservatory.
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Appeal Ref: APP/T2350/Y/19/3225805

Sabden House, Wesley Street, Sabden, Clitheroe

- 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 James Parkinson against the decision of Ribble Valley Borough Council.
 - The application Ref 3/2018/1006, dated 6 November 2018, was refused by notice dated 9 January 2019.
 - The works proposed are demolition of existing timber framed conservatory and erection of new timber framed conservatory.
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Decisions

1. The appeals are dismissed.

Reasons

2. Sabden House is a former parsonage to the nearby Church of St Nicholas. The detached dwelling and the Church are Grade II listed buildings and are situated in the Sabden Conservation Area (SCA).

3. The main issues are the effect of the proposed conservatory on: first, the character and architectural and historic interest of Sabden House; and second, the setting of the listed buildings and the appearance of the SCA.

The first issue – the architectural and historic interest of Sabden House

4. Sabden House was built in 1847 but was extended and altered in the late 20th century. The original two storey villa is in regular coursed sandstone with ashlar dressings under a hipped slate roof. The three bay west frontage has, at its centre, a single storey flat roofed porch with shallow arcading to the eaves and pilastered corners. In the west elevation of the porch is a single-light circular arched-head window and either side of the porch, at both floor levels, is a pair of

tall two-light mullioned circular arched-head windows in stone surrounds. Extending to the north is a raised two-storey 20th century addition to the original rectangular villa. The existing conservatory, which is mentioned in the listing description, is attached to the north elevation of the original villa and to the west elevation of the addition. It has a pitched glazed gable roof.

5. The proposed conservatory would be in the same position as the existing conservatory. It would be slightly wider but this is inconsequential. It would have a flat roof with a glazed hipped lantern light. The glazed elevations above a low stone plinth would be rectangular glazed panels. The slightly extended parapet entablature would have shallow arcading to reflect the detailing of the porch to the main part of the dwelling. The west elevation of the conservatory would be set back from the corner of the dwelling by about one metre.

6. A significant feature of the listed building is the low ratio of window to wall. This is clearly apparent in the west elevation of the building where small windows sit within large areas of coursed sandstone. These windows, furthermore, have distinctive vertical proportions and round arched lights. Overall, the dwelling has a plain and restrained character. The design of the conservatory does, to some degree, reflect the design and detailing of the listed building. But the result is an addition to the dwelling that would have a 'heavy', bordering on dominant, character. This is mostly due to the incorporation of large rectangular glazed panels and doors beneath an entablature about 0.6 metres high. These elements of the design do not reflect features of the listed building. The proposed conservatory is over designed and would detract from the character, architectural and historic interest, and significance, of the listed building. The proposed development thus conflicts with Ribble Valley Core Strategy policy DME4.

7. The proposed conservatory would replace a conservatory that is harmful to the architectural and historic interest of the listed building, for different reasons. But the existing conservatory does have the virtue of being 'light' in character and its design is suitably restrained. The harm to the significance of the listed building would be less than substantial but, with regard to paragraph 196 of the National Planning Policy Framework, there are no public benefits that outweigh the harm.

The second issue - the setting of the listed buildings and the appearance of the SCA

8. The proposed conservatory, given its position to the north of the porch to the dwelling, would not be visible from the churchyard of the Church of St Nicholas or from the majority of the SCA. Given also that the conservatory would replace the existing conservatory, the proposed development would not adversely affect the setting of the listed buildings, the appearance of the SCA, or the significance of these heritage assets. The proposed conservatory would not, in this regard, conflict with Ribble Valley Core Strategy policy DME4.

Conclusion

9. The proposed conservatory would harm the character and architectural and historic interest of Sabden House and, for this reason and despite the lack of harm to the setting of the listed buildings and the appearance of the SCA, planning permission and listed building consent must be withheld.

John Braithwaite

Inspector