
Appeal Decisions

Site visit made on 10 December 2019

by S J Papworth DipArch(Glos) RIBA

an Inspector appointed by the Secretary of State

Decision date: 17 December 2019

Appeal A: APP/D3640/W/19/3236254

6 Windsor Road, Chobham, Woking GU24 8NA

- 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 Doherty against the decision of Surrey Heath Borough Council.
 - The application Ref 19/0159, dated 22 February 2019, was refused by the Council by notice dated 23 July 2019.
 - The development proposed is single storey rear extension and minor internal works following demolition of existing single storey rear extension.
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Appeal B: APP/D3640/Y/19/3236261

6 Windsor Road, Chobham, Woking GU24 8NA

- 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 Doherty against the decision of Surrey Heath Borough Council.
 - The application Ref 19/0160, dated 22 February 2019, was refused by the Council by notice dated 23 July 2019.
 - The works proposed are single storey rear extension and minor internal works following demolition of existing single storey rear extension.
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Decision Appeal A

1. I allow the appeal and grant planning permission for single storey rear extension and minor internal works following demolition of existing single storey rear extension at 6 Windsor Road, Chobham, Woking GU24 8NA in accordance with the terms of the application Ref 19/0159, dated 22 February 2019 and subject to conditions 1) to 3) on the attached schedule.

Decision Appeal B

2. I allow the appeal and grant listed building consent for single storey rear extension and minor internal works following demolition of existing single storey rear extension at 6 Windsor Road, Chobham, Woking GU24 8NA in accordance with the terms of the application Ref 19/0160, dated 22 February 2019 and the drawings submitted with it, namely P.11 and P.12 and subject to conditions 1) to 3) on the attached schedule.

Reasons

3. The building is listed Grade II and the main issue in both appeals is the effect of the proposals on the architectural or historic significance of the building and its setting within the Chobham Village Conservation Area.

4. Policy DM9 of the Surrey Heath Core Strategy & Development Management Policies sets out design principles which include achieving high quality design, and which respects and enhances the local, natural or historic character of the environment. Policy DM17 is specific to heritage considerations, seeking to promote the conservation and enhancement the heritage assets.
5. Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72(1) of the same Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.
6. Paragraph 193 of the 2019 National Planning Policy Framework states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
7. The listed building occupies a conspicuous location on the edge of the conservation area and the dwelling together with its adjacent former service buildings are an attractive group seen from the street. The architectural and historic significance changes from front to back, with what is described as a Georgian cottage being a symmetrical façade with curved wings, and a vertical brick joint towards the rear where there is a less cohesive arrangement of Victorian additions. Lastly, there is the addition of the 'pantry' which is in stretcher-bond brickwork and has a concrete internal soffite. The Conservation Officer regards this as part of the historic fabric, and there is a difference of opinion or interpretation as to when that structure was added.
8. The 'pantry' is clearly part of the listed building and its demolition as proposed would affect the understanding of the development of the house, but it detracts from the architectural significance of the building through the design and arrangement of the pitched roof, and the poorly resolved junction of this part with the main house. The existence of the concrete soffite strongly suggests that it was constructed with that as the roof and that the pitched part was a later addition.
9. As well as having very limited architectural significance of its own, and it harming the architectural significance of the main house, the historic significance of the 'pantry' building is of limited value and nothing that cannot be retained as the survey drawings now presented. In addition, the building's internal brickwork was seen to be pulling away from the main house structure at the rear junction by the link to the present kitchen with a crack propagating through the bricks, indicating the use of a hard, cementitious mortar rather than a more forgiving and historic lime mix.
10. The removal of the 'pantry' building would improve the presentation and architectural significance of the listed building and would not bring about more than limited historic harm which would be outweighed by the public benefits resulting.
11. The proposal is to build a garden room on most of the footprint of the 'pantry', but avoiding the unattractive junction, and to extend that across part of the rear façade of the building as far as the step-out of the present dining room.

Due care would be taken to avoid the well in the rear courtyard, and to sit the roof below the first-floor window cills.

12. The Council refer to the design of the garden room introducing a horizontal emphasis to a building that has a vertical emphasis at present. However, the ground floor windows already have more of a horizontal emphasis, and the dining room window in particular, which would remain visible, has a wide, low brick soldier arch. The vertical features which are to be seen in the upper-floor windows would not be affected. The garden room would not be out-of-scale with the house and would be obvious as a later addition that does not harm the architectural or historic significance of the building and its setting with the conservation area.
13. There would be a loss of further fabric in the conversion of the intervening window into a door, and the removal of brickwork to form a new window on the side wall of the main house, an area to be exposed by the removal works, but neither strike at the significance of the building.
14. To conclude, the removal of the 'pantry' would, on balance be a benefit to the listed building, and the addition of the garden room and the associated works would not cause harm to the architectural or historic significance of the part of the building to which it would be attached and the highly significant front part of the dwelling would retain that interest and its contribution to the conservation area. The proposals overall would accord with the Development Plan policies previously cited and would satisfy the tests in the Planning (Listed Buildings and Conservation Areas) Act 1990 as well as the requirements of the Framework on designated heritage assets.
15. The Council had suggested 4 conditions in each case, the standard time limit for commencement, and 2 pre-commencement conditions controlling the materials and quality of the work, together with the methods to be employed. The appellant's views on their use was canvassed and agreement given as required by Section 100ZA(5) of the Town and Country Planning Act 1990. The condition naming the drawings is only required in the Planning Permission, for the avoidance of doubt, as the provisions for greater flexibility in planning permissions do not apply to listed building consents, it being sufficient to list the drawings in the formal consent. With those provisions and for the reasons given above, it is concluded that both appeals should be allowed.

S J Papworth

INSPECTOR

Schedule of Conditions Appeal A – Planning Permission

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2) The development hereby approved shall be carried out in accordance with the following approved drawings; P.11 and P.12
- 3) No development shall take place until details and samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Materials to be agreed will include the proposed brick, tile, guttering and fenestration. Once approved, the development shall be carried out using only the agreed materials.

Schedule of Conditions Appeal B – Listed Building Consent

- 1) The works hereby approved shall be begun before the expiration of three years from the date of this consent.
- 2) No works shall take place until details and samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Materials to be agreed will include the proposed brick, tile, guttering and fenestration. Once approved, the works shall be carried out using only the agreed materials.
- 3) No works shall take place until a method specification of the works hereby consented is submitted to and approved in writing by the Local Planning Authority. This method specification shall confirm the proposed method of repair of the adjacent fabric, materials and bonding mix. Once approved, the works shall be carried out in accordance with the approved measures.