



Appeal Decisions

Site visit made on 15 October 2019

by R Barrett BSc Hons MSc Dip UD Dip Hist Cons MRTPI IHBC

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 17th December 2019

Appeal Ref: APP/P3610/W/19/3231366 Appeal A

2 Woodcote Green House, Woodcote Green Road, Epsom Surrey KT18 7DF

- 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 John Parsloe against the decision of Epsom & Ewell Borough Council.
 - The application Ref 18/01357/FLH, dated 22 September 2018, was refused by notice dated 13 March 2019.
 - The development proposed is described as 'erection of first floor rear extension, replacement of existing garage, external and internal alteration'.
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Appeal Ref: APP/P3610/Y/19/3231380 Appeal B

2 Woodcote Green House, Woodcote Green Road, Epsom Surrey KT18 7DF

- 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 John Parsloe against the decision of Epsom & Ewell Borough Council.
 - The application Ref:18/00974/LBA, dated 22 September 2018, was refused by notice dated 13 March 2019.
 - The works proposed are described as 'erection of first floor rear extension, replacement of existing garage, external and internal alteration'.
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Decisions

1. Appeal A is allowed and planning permission is granted for erection of first floor rear extension, replacement of existing garage, external and internal alteration, in accordance with application Ref 18/01357/FLH, dated 22 September 2018, subject to the conditions set out in annex A to these decisions.
2. Appeal B is allowed and listed building consent is granted for erection of first floor rear extension, replacement of existing garage, external and internal alteration, in accordance with application Ref:18/00974/LBA, dated 22 September 2018, subject to the conditions set out in annex A to these decisions.

Main Issues

3. The effect of the appeal development and works on the special architectural or historic interest of Woodcote Green House and No 2 Woodcote Green House (No.2), a grade II* listed building; and
4. Whether the proposed development and works would preserve the character or appearance of the Chalk Lane Conservation Area.

Reasons

5. Woodcote Green House is a large detached property with colour washed walls, tiled roof, prominent upright chimneys, and regular front façade with centrally placed decorative doorcase. Much altered and extended over time, it has 17th century origins with later wings on either side of a similar ilk; one of which is the appeal property. The building, as a whole, is listed as grade II*, which puts it amongst the 10% of listed buildings of most significance.
6. Probably built as a service wing to the main house in the mid 19th century, today No. 2 is a separate dwelling. It reads as secondary to the main house, in terms of its position in relation to it, its height, size and detailing. That secondary relationship to the main house, its internal spatial layout and features along with its alterations and additions throughout time and its historic fabric, all contribute to its significance as a listed building.
7. Woodcote Green House and No. 2 form part of a group of historic buildings close by, including those opposite and in Chalk Lane, to which they significantly contribute.
8. The appeal site is located within the Chalk Lane Conservation Area, which includes properties built as part of the expansion of Epsom as a spa town in the 17th century. It includes a number of prestigious detached houses, set within large and often landscaped gardens, along with smaller Surrey vernacular cottages. Properties line the narrow country lanes, often enclosed by high brick boundary walls. The plethora of historic buildings, their variation in size, type, and plot size, along with trees and greenery, give the Conservation Area an informal quiet and rural character and appearance. The appeal dwelling, its secondary relationship to Woodcote House, along with its high quality architecture and historic fabric, significantly contributes to the character and appearance of the Conservation Area that I have identified.
9. The proposed first floor addition would sit within both the side and rear building lines of No.2, such that its scale would relate appropriately to it. In addition, it would be simple and complementary in form and design, such that it would read as secondary to the host dwelling and No. 2's subsidiary relationship with the main house would not be disrupted. It would also improve the appearance of the rear as viewed from the garden and Chalk Lane. The resultant building would include a number of building phases and additions over time, which due to their size, form and design would not dominate the original part of the dwelling. Even though some historic fabric would be lost, the property's historic evolution would be referenced. The internal first floor arrangement would be usable and enable an understanding of the property's evolution.
10. Whilst the existing side door is a modern insertion, reference to the door opening on the side elevation would be retained. The two existing windows would also be retained, which would ensure that the elevation would have some animation. As the rear elevation has other large openings at both ground and first floor the proposed french doors would not disrupt that pattern and their impact would be limited. Whilst the loss of a first floor window is noted, reference to it would be retained internally and that loss of historic fabric is outweighed by the improvements to the rear elevation that would be a consequence of the appeal proposals.

11. The staircase is one of the main architectural interior features which establishes much of the internal spatial layout and includes some historic fabric. However, convincing evidence is before me to demonstrate that it has been altered significantly over time, particularly at the lower level but also at the upper level to accommodate the existing front door arrangement, post 1909. The proposed staircase therefore would most likely sit within the existing location with slightly different arrangement. Some understanding of its evolution would remain and some benefits to the significance of the listed building, including provision of upstairs facilities and alterations to the ground floor lounge layout would result. On balance therefore, taking all considerations into account, I consider the proposed arrangement would not adversely affect the significance of the listed building.
12. I conclude that the proposed works and development would preserve the special architectural or historic interest of the listed building as a whole, the group of listed buildings of which it forms a part and would therefore preserve the character and appearance of the Chalk Lane Conservation Area. They would therefore accord with policy DM8 of the Epsom and Ewell Development Management Policies Document (2015). That policy aims to resist the loss of heritage assets and take every opportunity to conserve or enhance them by new development.

Other Matters

13. I acknowledge the appellant's concern for the way on which the Council determined the appeal applications. However, this is a matter between the appellant and the Council in the first instance.
14. I have had regard to the findings of a previous Inspector (Ref APP/P3610/W/16/3157573 and APP/P3610/Y/16/3157577). Where relevant to these appeals, I have concurred with his findings. However, I have made my decisions on the basis of the appeals before me, which differ from those before the previous Inspector, along with the totality of evidence before me, including that in relation to the staircase alterations.

Conditions

15. I have assessed the conditions suggested by the Council in light of advice in the Planning Practice Guidance (PPG)¹ and paragraph 55 of the National Planning Policy Framework. In respect of both appeals standard time and plans conditions are necessary as they will ensure certainty. Conditions to control new materials and finishes and any making good are necessary to ensure that the significance of the listed building is preserved. In relation to appeal B details of the junction of the proposed extension with the existing building and new partitions are necessary for the same reason, along with conditions to control making good and any damage to retained fabric. A condition to control replacement of existing unsympathetic or unmatching internal and external works or features may result in works that adversely affect significance of the listed building. In any event such a condition would not be precise.

¹ PPG ID: 21a-003-20190723

Conclusions

16. For the above reasons, and taking all other matters raised into consideration, I conclude that the appeals should be allowed subject to the conditions set out in annex A to my decisions.

R Barrett

INSPECTOR

Appeal A

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: JP/02; JP/03; JP/04; JP/05; JP/06; JP/07; JP08; JP/09; JP/10; JP/11; JP/012.
3. The materials and finishes of the development hereby permitted shall be those specified on the application form and approved drawings and shall match in colour and texture those of the existing building, or such other materials that shall have been approved in writing by the Local Planning Authority and shall thereafter be retained as such.

Appeal B

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: JP/02; JP/03; JP/04; JP/05; JP/06; JP/07; JP08; JP/09; JP/10; JP/11; JP/012; Appraisal Historic Survey Design & Access Statement; Heritage Statement; Heritage Asset Appraisal; Materials Specification & Method Statement.
3. The materials and finishes of the works hereby permitted shall be those specified on the application form, approved drawings, Materials Specification & Method Statement or shall match in colour and texture those of the existing building and shall thereafter be retained as such.
4. Prior to commencement of works on site, the following details shall be submitted and approved in writing by the Local Planning Authority, and shall be fully implemented in accordance with the approved details: (i) detailed drawings (scale 1:10) of how the proposed extension would meet the original brickwork/building; and (ii) detailed drawings (scale 1:10) and manufacture specification of new partitions to all floors.
5. All works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent original fabric with regards to the methods used and to material, colour, texture and profile.
6. Any damage to the building caused by or during the course of the carrying out of the works permitted shall be made good within 3 months of the completion of the works, in accordance with a specification agreed in writing with the Local Planning Authority.