



Appeal Decisions

Site visit made on 16 December 2019

by Jonathan Hockley BA (Hons) DipTP MRTPI

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

Decision date: 20 December 2019

Appeal A: APP/K3415/D/19/3230388

Old Rectory, Church Lane, Mavesyn Ridware, Rugeley WS15 3QE

- 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 Steve Barrett against the decision of Lichfield District Council.
 - The application Ref 18/01078/FUL, dated 22 November 2018, was refused by notice dated 27 March 2019.
 - The development proposed is described as 'amendments to porch'.
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Appeal B: APP/K3415/Y/19/3230394

Old Rectory, Church Lane, Mavesyn Ridware, Rugeley WS15 3QE

- 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 Steve Barrett against the decision of Lichfield District Council.
 - The application Ref 18/01079/LBC, dated 22 November 2018, was refused by notice dated 27 March 2019.
 - The works proposed are described as 'amendments to porch'.
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Decision

1. Appeal A is allowed and planning permission is granted for extension to roof of front porch at Old Rectory, Church Lane, Mavesyn Ridware, Rugeley WS15 3QE in accordance with the terms of the application, Ref 18/01078/FUL, dated 22 November 2018, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plan: ND/18/151/01 Rev C.
2. Appeal B is allowed and listed building consent is granted for extension to roof of front porch at Old Rectory, Church Lane, Mavesyn Ridware, Rugeley WS15 3QE in accordance with the terms of the application Ref 18/01079/LBC dated 22 November 2018 subject to the following conditions:
 - 1) The works hereby authorised shall begin not later than 3 years from the date of this consent.
 - 2) Before the works hereby approved are commenced, full details of external materials and rainwater goods (if any) shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be undertaken in accordance with the approved details, and retained for the

life of the development, unless otherwise agreed in writing by the Local Planning Authority.

- 3) Before the works hereby approved are commenced, details of the method of installation of the porch including its fixing to the building shall be submitted to and approved in writing by the Local Planning Authority. Works thereafter will be undertaken in accordance with the approved details, and retained for the life of the works, unless otherwise agreed in writing by the Local Planning Authority.
- 4) The works hereby permitted shall be carried out in accordance with the following approved plan: ND/18/151/01 Rev C.

Preliminary Matters

3. I have used the Council's description of the proposal in my formal decisions above as I consider this to be more precise.

Main Issues

4. A main issue in both appeals is whether the proposal would preserve the special architectural and historical interest of the listed building. A further main issue for Appeal A is whether the proposal would preserve or enhance the character or appearance of the Mavesyn Ridware Conservation Area.

Reasons

5. Mavesyn Ridware is a small settlement located on Church Lane, a narrow loop road which connects the village to Ridware Road and the larger settlement of Hill Ridware to the north. The hamlet lies to the north of the River Trent, with a visual centre of the Grade I listed St Nicholas Church. A high proportion of the buildings in the settlement are listed, with a further Grade I listed building, the Old Hall Gatehouse sited to the south of the Church. Despite some more modern buildings, the village appears to have changed very little since Medieval times. The high proportion of listed buildings and the retention of the form of the settlement contribute to the significance of the Mavesyn Ridware Conservation Area (MRCA), which includes all of the village and substantial areas of surrounding farmland. The village is quiet and reasonably secluded although the setting of the settlement is somewhat denuded by the presence of substantial electricity pylons to the north, Rugeley power station and its cooling towers to the west, and the West Coast Main Line rail line to the south.
6. The Old Rectory is a Grade II listed building which lies to the west of the Church and to the south of Church Lane. The property, stated in the listing to be an 18th century rebuilding of a 17th century house, is constructed of painted brick with a pitched tiled roof. The front door to the property is aligned with the main chimney stack above and is off centre; the building has a three-cell baffle entry plan with two bays to the left and one to the right of the door. A two-bay extension to the right is set lower than the original property. The original entrance and its segmental arch above is now set within a fairly squat hipped roof porch.
7. The Grade II listed Tithe Barn lies between the Old Rectory and Church Lane and is a timber framed building with brick infill at lower level and weatherboarding above, set under a plain tile roof, dating from the 17th century.

8. The proposal seeks to remove the roof structure to the porch of the Old Rectory, replacing it with a pitched roof set at a slightly steeper pitch and extended outwards by around 1m to provide a small covered area in front of the porch structure. The extended area would feature a brick plinth and oak columns to the roof structure. The height of the roof apex would rise by around 0.2m.
9. Core Policy 14 of the Local Plan Strategy¹ states that the District Council will seek to maintain local distinctiveness through the built environment. Policy BE1 of the same strategy and Policy BE2 of the Local Plan Allocations² together state that development will be permitted where it will have a positive impact on the significance of the historic environment, including listed buildings and conservation areas, and that development which conserves and enhances the historic environment will be supported where the development would not result in harm to the significance of a heritage asset or its setting. The Planning (Listed Building and Conservation Areas) Act 1990 requires special regard to be given to the desirability of preserving a listed building and any features of architectural interest it possesses, and states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.
10. The original porch would in effect be retained, but with an altered roof form. There is dispute between the parties over the age of the porch, considered to be from after 1950 by the appellant but stated in the listing to be from the 19th or 20th century. However, notwithstanding such disagreements, I do not consider that the proposal would cause harm to the listed building or any features of architectural interest it possesses; the existing porch appears as a rather squat addition to the overall proportions of the building, and while the tiles and painted side elevations help assimilate the porch visually into the overall building structure, the proposal would retain the essential elevations of the porch. While the roof would have a slightly higher ridge and apex, any harm that may be caused by this would be outweighed by the change in roof design to a pitched roof to match the rest of the property (from the existing hip).
11. While the timber extension may make the porch more visible, for the reasons given above I do not consider that this visibility would be harmful. For the same reasons, the proposal would not harm the character or appearance of the MRCA, which would be preserved, and nor would the proposal cause harm to the setting of the Tithe Barn.
12. As such, I find no conflict with Core Policy 14 or Policy BE1 of the Local Plan Strategy or with Policy BE2 of the Local Plan Allocations. The proposal would also comply with the National Planning Policy Framework, which seeks to conserve and enhance the historic environment.

Conditions and Conclusion – Appeals A and B

13. I have imposed the standard conditions relating to compliance with plans and time for implementation on both decisions for the avoidance of doubt. On Appeal B I have also imposed conditions requiring details of the external materials and rainwater goods and covering details of the fixing of the porch to

¹ Local Plan Strategy 2008-2029, February 2015, Lichfield District Council.

² Lichfield District Local Plan Allocations 2008-2029, July 2019

the building. Both latter conditions are recommended by the Council, and I agree that they are necessary in the interests of the special architectural and historic interest of the listed building.

14. To summarise I consider that the proposal would preserve the special architectural and historical interest of the Grade II listed building and would preserve the character and appearance of the MRCA. Therefore, for the reasons given above, and having regard to all other matters raised, I conclude that the appeals should be allowed.

Jon Hockley

INSPECTOR