
Appeal Decision

Site visit made on 17 December 2019

by Neil Pope BA (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7 January 2020

Appeal Ref: APP/X1165/Y/19/3238018

Threshold, 1 Press Barns, Edginswell Lane, Torquay, Devon, TQ2 7JF.

- 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 Lewis against the decision of Torbay Council (the LPA).
 - The application Ref. P/2019/0303/LB, dated 18 March 2019, was refused by notice dated 19 August 2019.
 - The works proposed are the installation of a satellite dish.
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Decision

1. The appeal is dismissed.

Reasons

2. Threshold is a grade II listed circa early 19th century former threshing barn that is now a dwelling. The significance (heritage interest) of this rendered cob and thatched roof building is derived from its architectural and historic qualities. These include: the simple cob walls; window and door openings; plan form; much of the building fabric and; its role as an integral part of a pleasing and important group¹ of traditional, former farm buildings within this part of Devon.
3. This black coloured satellite aerial has been affixed to the white painted east gable wall of the building. The aerial is of a modest size and is set back from the front (courtyard) elevation of the building and this listed group. It enables the appellant to receive television signals in an area where there would otherwise be a poor reception. I understand that the satellite aerials on Edginswell Farmhouse and 3 Press Barns, that I also saw, do not have consent.
4. Whilst not unsympathetic to the appellant's need to obtain a satisfactory television reception, the satellite aerial, by virtue of its colour, form and siting is a discordant addition on a building which has been identified as being of special interest. The aerial can be seen from part of the courtyard and sections of the neighbouring public highways. It is at odds with the architectural qualities and pleasing traditional form and appearance of this heritage asset.
5. The less than substantial harm to the significance of this listed building does not amount to a less than substantial planning objection and there are no public benefits to outweigh this harm. It is also very far from certain that an alternative, less obtrusive location could not be found. Whilst my decision does not turn on it, an approval could also set a precedent in respect of other aerials and result in further harm. The aerial fails to preserve the special architectural and historic interest of Threshold. The appeal should not therefore succeed.

Neil Pope Inspector

¹ The adjoining buildings and Edginswell Farmhouse (on the opposite side of the lane) are all separately listed.