



Appeal Decisions

Site visit made on 6 January 2020

by Neil Pope BA (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22 January 2020

Appeal A Ref: APP/D1265/W/19/3237322

Tarrant Rushton House, Rawston Road, Tarrant Rushton, Blandford Forum, Dorset, DT11 8SD.

- 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 David Panter against the decision of Dorset Council (the LPA).
 - The application Ref. 2/2019/0176/HOUSE, dated 31 January 2019, was refused by notice dated 10 July 2019.
 - The development proposed is *alteration and extension to west side of the house*.
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Appeal B Ref: APP/D1265/Y/19/3237313

Tarrant Rushton House, Rawston Road, Tarrant Rushton, Blandford Forum, Dorset, DT11 8SD.

- 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 David Panter against the decision of Dorset Council (the LPA).
 - The application Ref. 2/2019/0177/LBC, dated 31 January 2019, was refused by notice dated 10 July 2019.
 - The works proposed are *alteration and extension to west side of the house*.
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Decisions

1. The appeals are allowed. Planning permission and listed building consent are granted for the alteration and extension to west side of the house at Tarrant Rushton House, Rawston Road, Tarrant Rushton, Blandford Forum, Dorset, DT11 8SD. The permission and consent are granted in accordance with the terms of the respective applications, refs. 2/2019/0176/HOUSE and 2/2019/0177/LBC, dated 31 January 2019, and subject to the conditions in the attached Schedules.

Preliminary Matters

2. Tarrant Ruston House is a grade II listed building within the Tarrant Rushton Conservation Area¹ (CA) and the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB)².
3. The proposals include the demolition of a 20th century steel framed verandah, as well as alterations to the handrails and steps to the outside terrace. These elements of the proposals do not contribute to the significance of Tarrant Rushton House or the CA and the LPA does not object to their removal.

¹ The provisions of sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 are engaged.

² In determining appeal A, I am mindful of the duty under section 85 of the Countryside and Rights of Way Act 2000.

Main Issue (both appeals)

4. The main issue is whether the proposals would preserve the special architectural or historic interest of Tarrant Rushton House and preserve or enhance the character or appearance of the CA.

Reasons

5. The development plan includes the North Dorset Local Plan Part 1 2011-2031 (LP), which was adopted in 2016. The most relevant policy to the determination of these appeals³ is policy 5 (the historic environment).
6. According to the list description, Tarrant Rushton House dates from the mid 18th century⁴ but was significantly enlarged in the 19th century and has 20th century alterations. The heritage interest (significance) of this two storey former rectory with attics is derived primarily from its architectural qualities and the different styles which reveal how the building has evolved.
7. The architectural interest includes: the original flint, brick and rubble building with its three room plan and cross-passage; the Regency style wing on the western side, with brick walls, slate roof and sliding sash windows and; a brick and rendered Victorian style extension to the north. The house is set in spacious grounds with walled gardens and some attractive mature trees⁵. It occupies a prominent position within the CA overlooking the River Tarrant.
8. The significance of the CA is derived primarily from its architectural qualities, which include the contribution made by the several listed buildings, including Tarrant Rushton House, as well as the historic qualities. These include the linear pattern of development along the eastern side of the River Tarrant and the large open spaces and trees that create an attractive rural scene.
9. The proposed development/works would be limited to the west side of Tarrant Rushton House. The demolition of the steel framed verandah would remove an unsympathetic addition to this listed building and better reveal the west elevation. This weighs in favour of granting permission/consent.
10. A new two storey extension⁶ would be built in place of the verandah. At ground floor level there would be a modest enlargement to the drawing room and library. This would enhance the level of natural light within these rooms⁷, provide views out and across the main garden, as well as enlarge the library to accommodate the appellant's catalogued book collections. At first floor level, the new extension would provide en-suite facilities to bedrooms 1 and 2 and avoid those living/staying within these rooms from having to traverse the stairs during the night. The proposals would enhance the quality of accommodation for the appellant, his family and their visitors. This latest evolution of the building would meet lifestyle changes for the 21st century.
11. The proposals would entail the loss of some building fabric. This includes much of the ground floor west facing wall. However, as I saw during my visit, it would appear that previously there was a large opening within the western wall of the drawing room. As a consequence, the proposal would be likely to result in only a limited loss of historic fabric. At first floor level, two sash

³ The provisions of section 38(6) of the Planning and Compulsory Purchase Act 2004 do not apply in appeal B.

⁴ I note from the information submitted in support of the proposals that the building dates from the 17th century.

⁵ This includes a Holm Oak growing to the north west of the verandah.

⁶ On behalf of the appellant, it has been calculated that the proposal would comprise 41m² of floorspace.

⁷ As I noted during my visit, these rooms are dark and have a poor outlook.

windows and a window shutter would be removed from bedrooms 1 and 2. The loss of the sash window in the Regency wing (bedroom 1) would be especially unfortunate but the shutter could be re-used on another sash window in bedroom 1 that currently lacks this feature.

12. The loss of the sash windows and some fabric of the west wall would be an adverse impact of the proposals. This weighs against granting permission / consent. However, the appellant's architect has demonstrated that the proposals would be less disruptive to the fabric and/or the character and proportions of the existing rooms than other options for en-suite facilities.
13. I note the LPA's concerns regarding the siting, scale, form and proportions of the proposed extension. However, it would not encroach beyond the 'footprint' of the verandah and would be within the width and eaves height of the 19th century wing. It would also be considerably lower than the roof ridge on the host building. The proposal would not disrupt the plan form of the house and would be subservient in size and scale to the listed building.
14. This new extension would follow the design principles of the Regency wing of the house and would include tripartite sliding sash timber framed windows. It would be finished with rendered walls and a natural slate roof to match the host building. The proposal would compliment the character, appearance and proportions of the Regency wing to which it would adjoin. It would not diminish the charm or appreciation of the different architectural styles.
15. The appellant's architect has given thoughtful consideration to the proposed design which would improve the architectural appearance of the west elevation. When seen from the main garden and the public realm, this new extension would enhance the appearance of the listed building.
16. Given all of the above, I find, on balance, that the proposal would not harm the significance of this designated heritage asset. It would preserve the special architectural interest of Tarrant Rushton House and preserve the character and appearance of the CA. The proposal accords with the provisions of LP policy 5.

Other Matters

17. Subject to the use of a planning condition requiring tree protection works to the Holm Oak, I concur with the LPA that the proposals would not harm the special landscape qualities or the natural beauty of the AONB. A condition to this effect would also be necessary to safeguard the appearance of the CA.

Planning Conditions

18. In addition to 'standard' conditions requiring development/works to begin within three years, in the interests of certainty, conditions would be necessary specifying the approved plans. To safeguard the special qualities of the building, conditions would be necessary regarding: further details of the doors and windows; samples of the materials to be used; the method of abutment; the use of cast metal rainwater goods; the re-use of the window shutter; the making good of surfaces; a limitation on external pipework and; steps to ensure the stability of the host building during the construction phase.

Overall Conclusion

19. I conclude that both appeals should succeed.

Neil Pope

Inspector

SCHEDULES OF CONDITIONS

Appeal A (Planning Permission)

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - i) 1:1,250 scale site location plan; ii) 1:200 scale proposed block plan (ref. 130/2); iii) 1:100 scale proposed ground floor plan (ref.130/7); iv) 1:100 scale proposed first floor plan (ref.130/8); v) 1:100 scale proposed east and south elevations (ref. 130/9); v) 1:100 scale proposed west and north elevations (ref.130/10A); vi) 1:50 west elevation and first floor plan (ref. 130/11A).
3. Prior to the installation of any doors or windows hereby approved, detailed drawings (at a scale of 1:5 and 1:20) of all doors and windows shall be submitted to and approved in writing by the Local Planning Authority. The details shall include all glazing details, dimensions, materials, finishes and method of fixing. The development shall be undertaken in accordance with the approved details/drawings.
4. Prior to the construction of any works above foundation level hereby approved, samples of materials to be used in the finish of the walls and roof of the two storey extension shall be made available on site and retained in that location thereafter for the inspection and approval of the Local Planning Authority (LPA). Any such samples shall require approval to be obtained in writing from the LPA and the development shall thereafter be undertaken in accordance with the approved materials.
5. No development shall commence until details of the method of abutment of the extension to the existing dwelling, by reference to a drawing including cross-sections at a scale of not less than 1:20, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.
6. Prior to the construction of any works above foundation level hereby approved, samples of materials to be used in the construction and finish of all barge boards, finials, eaves, string course, coping, plinth, window head, and cills shall be submitted to the Local Planning Authority for approval in writing. The development shall be undertaken in accordance with the approved materials.
7. All new and replacement rainwater goods shall be painted cast metal of half round profile, the details of which shall have been submitted to and approved in writing by the Local Planning Authority before development proceeds above foundation level.
8. The existing window shutter to the west facing window in bedroom 1 shall be

carefully removed and re-used elsewhere in bedroom 1.

9. No development shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority (LPA) in respect of the mature tree (Holm Oak) growing to the north west of the proposed extension and shown on the approved block plan: i) measures for protecting this tree during the construction phase, including during the removal of the verandah, and a timetable for implementation; ii) details of any pruning works to the tree. Should this tree be removed, become damaged, die or become diseased within a period of five years following the substantial completion of development a replacement tree, of a similar species, shall be planted elsewhere within the garden in accordance with details previously submitted to and approved in writing by the LPA.

Appeal B (Listed Building Consent)

1. The works hereby permitted must be begun not later than the expiration of three years beginning with the date of this decision.
2. The works hereby permitted shall be carried out in accordance with the following approved plans:
 - i) 1:1,250 scale site location plan; ii) 1:200 scale proposed block plan (ref. 130/2); iii) 1:100 scale proposed ground floor plan (ref.130/7); iv) 1:100 scale proposed first floor plan (ref.130/8); v) 1:100 scale proposed east and south elevations (ref. 130/9); v) 1:100 scale proposed west and north elevations (ref.130/10A); vi) 1:50 west elevation and first floor plan (ref. 130/11A).
3. Prior to the installation of any doors or windows hereby approved, detailed drawings (at a scale of 1:5 and 1:20) of all doors and windows shall be submitted to and approved in writing by the Local Planning Authority. The details shall include all glazing details, dimensions, materials, finishes and method of fixing. The works shall be undertaken in accordance with the approved details/drawings.
4. Prior to the construction of any works above foundation level hereby approved, samples of materials to be used in the finish of the walls and roof of the two storey extension shall be made available on site and retained in that location thereafter for the inspection and approval of the Local Planning Authority (LPA). Any such samples shall require approval to be obtained in writing from the LPA and the works shall thereafter be undertaken in accordance with the approved materials.
5. No works shall commence until details of the method of abutment of the extension to the existing dwelling, by reference to a drawing including cross-sections at a scale of not less than 1:20, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be undertaken in accordance with the approved details.
6. Prior to the construction of any works above foundation level hereby approved, samples of materials to be used in the construction and finish of all barge boards, finials, eaves, string course, coping, plinth, window head, and cills shall be submitted to the Local Planning Authority for approval in writing. The

works shall be undertaken in accordance with the approved materials.

7. All new and replacement rainwater goods shall be painted cast metal of half round profile, the details of which shall have been submitted to and approved in writing by the Local Planning Authority before works proceed above foundation level.
8. The existing window shutter to the west facing window in bedroom 1 shall be carefully removed and re-used elsewhere in bedroom 1.
9. All making good of surfaces shall be undertaken within two months following the substantial completion of the works hereby approved. Any reinstatement of features shall match the existing in terms of materials, profiles, detail and finishes.
10. Unless otherwise agreed in writing by the Local Planning Authority, all new pipework shall be routed internally. Any external connections shall be carried out in painted metal, not plastic.
11. Prior to any demolition works hereby approved, precise details of the steps to be taken and works to be carried out to secure the safety and stability of that part of the building to be retained, shall be submitted to, and approved in writing by the Local Planning Authority. The approved steps shall remain in place for the full duration until completion of the works hereby approved.