
Appeal Decision

Site visit made on 21 January 2020

by G Pannell BSc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 6th February 2020

Appeal Ref: APP/C1570/W/19/3240788

Clodmore Hill Farm, Clodmore Hill, Arkesden, CB11 4HQ

- 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 Coltman against the decision of Uttlesford District Council.
 - The application Ref UTT/19/1712/HHF, dated 12 July 2019, was refused by notice dated 4 September 2019.
 - The development proposed is glazing.
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Decision

1. The appeal is allowed and planning permission is granted for glazing at Clodmore Hill Farm, Clodmore Hill, Arkesden, CB11 4HQ in accordance with the terms of the application, Ref UTT/19/1712/HHF, dated 12 July 2019 and the plans submitted with it.

Procedural Matter

2. The glazing is already in place. The reference to the proposal being retrospective is superfluous and I have left it out of my decision.

Main Issue

3. The main issue is the effect of the development on the character and appearance of the building and on the setting of Clodmore Hill Farm.

Reasons

4. The appeal site is located within the garden of Clodmore Hill Farm, a Grade II Listed Building and comprises a detached ancillary outbuilding. The area within which the outbuilding is located is separated from Clodmore Hill Farm by existing landscaping.
5. Clodmore Hill Farm is an 18th Century timber-framed and plastered building with some weather boarding. In my view, the significance of Clodmore Hill Farm is derived from its architectural quality. The setting of the listed building is experienced from within the immediate garden associated with Clodmore Hill Farm and as a result of the distance between the outbuilding and the listed building, views between them are limited. Therefore, having regard to the statutory duty under S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 I conclude that the development would not result in harm to the setting of the listed building.
6. The existing outbuilding is constructed of horizontal weatherboarding, painted a pale green, under a slate roof with rooflights. The outbuilding, as originally

approved, has a window and door on the south elevation and a number of windows and glazed door on the western elevation. The doors, windows and bargeboards are painted cream. The building as a result of the colour of the boarding and joinery is modern in appearance and the number of windows and door lead to it having a domestic appearance. Whilst it is domestic in appearance, I consider the building to be an ancillary structure, which is used in connection with Clodmore Hill Farm.

7. The introduction of vertical glazing within the gable ends does not, in my opinion, lead to an urbanising effect on the building. It does break up the expanse of boarding on the gable ends and adds interest to the building and therefore is not harmful to its overall character and appearance.
8. In conclusion, the proposal does not result in harm to the character and appearance of the building. The development accords with policies S7 and GEN2 of the Uttlesford Local Plan 2005 (LP) which looks for development to protect the character of the countryside and design to be compatible with the appearance of the building. The development is also in accordance with ENV2 of the LP which states development affecting a listed building should be in keeping with its scale, character and surroundings.

Other matters

9. I note the Council's concerns as to whether the building is tantamount to a separate residential dwelling, however that is not the proposal before me and I am satisfied that there are sufficient controls in place which means that such a change of use would require a separate application for planning permission.

Conclusion

10. For the reasons given above I conclude that the appeal should be allowed.

G. Pannell

INSPECTOR