
Appeal Decision

Site visit made on 11 February 2020

by Nick Fagan BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17 February 2020

Appeal Ref: APP/X1165/Y/19/3235776

The Parlour, 3 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 Mrs Cristina Curson against the decision of Torbay Council.
 - The application Ref P/2019/0368/LB, dated 2 April 2019, was refused by notice dated 8 August 2019.
 - The works proposed are described as a satellite dish to replace an existing TV aerial.
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Decision

1. The appeal is allowed and listed building consent is granted for a satellite dish at The Parlour, 3 Press Barns, Edginswell Lane, Torquay, Devon TQ2 7JF in accordance with the terms of the application Ref P/2019/0368/LB dated 2 April 2019 subject to the drawings accompanying the application and the following condition:
 - 1) The top of the steel pole onto which the satellite dish is affixed shall be cut off above the fixing and the retained pole and brackets fixing it to the wall of the building shall be painted black within two months of the date of this consent.

Main Issue

2. Whether the proposed satellite dish preserves the significance of this Grade II listed building (LB).

Reasons

3. The appeal property is a house in a converted listed barn, referred to as Shippon and Cider House on the Register of LBs and part of an adjoining barn that fronts Edginswell Lane, which itself is a separate LB referred to as Linhay on the Register.
4. The proposed satellite dish has already been installed facing south east at high level on the projecting wall of Linhay and is clearly visible from the road. I understand that it replaced an unauthorised TV aerial affixed to the wall of the house itself.
5. The barns on this side of the Lane have been converted in the last few years into three separate houses following permission on 20 December 2013 (P/2013/0402 and 0403). They form a group of three separate Grade II LBs: No 1 within the Threshing Barn, Nos 2 and 3 within the Shippon and Cider House, and storage and ancillary space for these three dwellings within Linhay.

6. These early nineteenth century buildings were associated with Edginswell Farmhouse and its other barns on the opposite side of the Lane (which remain unconverted), all of which are also separately listed. The barns containing the three dwellings at Press Barns are cob buildings with local stone rubble footings, formerly with corrugated iron roofs but now with thatched roofs as part of the conversion scheme. The adjacent barn at Linhay is a more open structure retaining its cast iron roof, built of local red sandstone and some local grey limestone and characterised on its inward facing bays by distinctive large cylindrical sandstone columns.
7. It is clear from the appellant's submissions and the number of satellite dishes on other nearby dwellings that TV reception is problematic on Edginswell Lane, presumably because it occupies a dip in the land surrounded by higher ground. All these satellite dishes face the same south easterly direction. For instance, there are dishes at high level on the south eastern walls of the adjacent Mission Hall Cottage, and on the Manor House and Manor Mews further up the Lane to the north west.
8. There is a TV aerial fixed to the chimney of the listed Edginswell farmhouse opposite, which also contains a satellite dish. There is also a satellite dish affixed at high level to the south east elevation of No 1 Press Barns. I have no knowledge of whether these dishes benefit from listed building consent. However, even assuming that they do not, their impact on those buildings is minimal, due to their size and location. This satellite dish is located next to the public highway and so is more noticeable. But it has a small diameter and is coloured dark grey. It protrudes as little as possible above the corrugated iron roof of Linhay and is not particularly prominent when walking or driving either way along the Lane.
9. Such dishes are not ideal on LBs and should if possible be avoided. But it is not unreasonable for a householder to be able to obtain television reception, notwithstanding it may be hard to describe this as a public benefit.
10. The impact of the dish is minimal for the above reasons. I consider the other possible locations for the installation of such a dish to be relevant. If it was installed on top of the pitched roof of the house it would detract far more from the uncluttered main elevations of the LBs. If it was installed on a pole within the inner facing courtyard of No 3 it would seriously detract from the main elevation of the LB. There is a dish in the rear garden of No 2 fixed to a pole, which is hidden from public view and has no substantial impact on the LB. But that is impossible for the appeal property because it does not possess a rear garden.
11. For these reasons I consider the proposed development to be acceptable. It would not harm the historic fabric or main features of the LBs and would therefore preserve the significance of both LBs. It would comply with Policies SS10 and HE1 of the Torbay Local Plan, which together require such appropriate preservation.
12. The appeal is therefore allowed, although the presence of the dish could be made less by the reasonable measures required under Condition 1 above.

Nick Fagan

INSPECTOR