
Appeal Decisions

Site visit made on 29 January 2020

by Nick Fagan BSc (Hons) DipTP MRTPI

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

Decision date: 18 March 2020

Appeal Ref: APP/N1730/W/19/3237707

Erlands House, Hyde Lane, Crondall, Farnham GU10 5QW

- 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 & Mrs T Wilks against the decision of Hart District Council.
 - The application Ref 19/00704/HOU, dated 29 March 2019, was refused by notice dated 10 July 2019.
 - The development proposed is described as the provision of a new barn-style games room/changing room to replace existing dilapidated buildings and the replacement of the existing swimming pool.
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Appeal Ref: APP/N1730/Y/19/3237714

Erlands House, Hyde Lane, Crondall, Farnham GU10 5QW

- 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 & Mrs T Wilks against the decision of Hart District Council.
 - The application Ref 19/00705/LBC, dated 29 March 2019, was refused by notice dated 10 July 2019.
 - The works proposed are the provision of a new barn-style games room/changing room to replace existing dilapidated buildings and the replacement of the existing swimming pool.
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This decision is issued in accordance with section 56 (2) of the Planning and Compulsory Purchase Act 2004 as amended and supersedes that issued on 10 February 2020.

Decisions

1. The appeals are allowed and planning permission and listed building consent granted for the provision of a new barn-style games room/changing room to replace existing dilapidated buildings and the replacement of the existing swimming pool at Erlands House, Hyde Lane, Crondall, Farnham GU10 5QW in accordance with the terms of the applications, Refs 19/00704/HOU and 19/00705/LBC, dated 29 March 2019, subject to the conditions below.

Main Issue

2. The main issue in both appeals is whether the proposed development/works would preserve the significance of the Grade II listed building (LB).

Reasons

3. Statute requires that decision makers shall have special regard to the desirability of preserving LBs or their settings.¹
4. Erlands House is a handsome four-bay two storey (plus attic) red brick house, described as seventeenth or eighteenth century in the listing description. Its front elevation faces east towards the junction of Bowling Alley and Hyde Lane. Attached to its left gable is a 1½ storey extension. To the rear it has been substantially extended in recent years with four gabled ranges and further single-storey extensions off these.
5. The appeal property is located in a generous sized garden within which are a number of outbuildings, a tennis court and to the south west off Hyde Lane another residential building, which is rented out or used for bed and breakfast purposes. Immediately to the north west gable of the house is a former stable building, which is attached to predominantly twentieth century garden outbuildings, next to which is small swimming pool constructed in the 1980s. Next to the stable building is a detached single storey dual pitched and hipped roof building used as a domestic office and workshop.
6. The proposal is to retain the stable and office buildings and to add onto the former a new 1½ storey pitched and half-hipped roof building to be used as a games room and changing room for a new larger swimming pool to be located in the middle of the garden adjacent. It would be linked to the stable building by a fully glazed – including roof – narrow flat-roofed linking extension. The main part of the building, which would resemble a barn-like structure in appearance, would have brick and feather edged timber boarding, plain clay roof tiles and traditional timber joinery. Part of the building would have a first floor, with three conservation rooflights facing the swimming pool and one facing the office building.
7. The proposed building would be considerably larger than the stable and office outbuildings and approximately 1m higher than the former. It would be clearly visible from the main access to the house. But it is well designed and would be narrower, less deep and much lower in height than the main LB, in other words much smaller than it. As such it would be clearly subsidiary and proportionate in size to the principal LB.
8. Whilst it would be larger than the adjoining outbuildings it would be sensitively linked to the stable building and it would be set back behind the office building and the main house when viewed from the access drive. It would be visible from the main rear garden, but would only be seen in conjunction with the first floor gable extensions to the rear of the LB and would in any case be far enough away from the main house not to adversely impact on its setting. As such and being located within the property's large open flat garden, it would have no adverse effect on the setting of the LB or on these adjoining outbuildings.
9. For these reasons I conclude that the proposed building would preserve the LB and its setting. As such it would comply with Section 16 of the National Planning Policy Framework. It would also comply with saved Policy CON17 of

¹ S16(2) & 66(1) Planning (Listed Buildings and Conservation Areas) Act 1990

the Hart District Local Plan, which requires extensions or alterations to LBs to be of proportionate scale and appropriate design to reflect the character and setting of the building.

10. Aside from the statutory commencement conditions a condition requiring the prior approval by the Council of the proposed building's external materials is necessary on the listed building consent. A condition specifying that the building shall only be used for purposes ancillary to the main dwelling house is required on the planning permission given the location of the site in the countryside. Conditions are also required on both permissions listing the approved plans for the avoidance of doubt as to what has been approved.
11. For the reasons given above I conclude that the appeals should succeed.

Nick Fagan

INSPECTOR

Planning Permission Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 3484/301B, 3484/302C, 3484/303A, 3484/304B, 3484/305A & 3484/306.
- 3) The development hereby permitted shall not be used at any time other than for purposes ancillary to the residential use of the dwellinghouse, Erlands House, and shall be retained as such.

Listed Building Consent Conditions

- 1) The works authorised by this consent shall begin not later than 3 years from the date of this consent.
- 2) The development hereby approved shall be carried out in accordance with the following approved plans: 3484/301B, 3484/302C, 3484/303A, 3484/304B, 3484/305A & 3484/306.
- 3) No development above slab level shall take place until details and samples of all external surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with approved details.