
Appeal Decision

Site visit made on 16 March 2020

by Neil Pope BA (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 March 2020

Appeal Ref: APP/J9497/Y/19/3241590

Mill Cottage, North Bovey, Newton Abbot, Devon, TQ13 8QY.

- 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 and Mrs Calverley against the decision of Dartmoor National Park Authority (DNPA).
 - The application Ref. 0534/18, dated 25/7/18, was refused by notice dated 22/5/19.
 - The works proposed are the construction of an additional bedroom, including lengthening of the existing entrance hallway and minor internal alterations.
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Decision

1. The appeal is allowed and listed building consent is granted for the construction of an additional bedroom, including lengthening of the existing entrance hallway and minor internal alterations at Mill Cottage, North Bovey, Newton Abbot, Devon, TQ13 8QY. Consent is granted in accordance with the terms of the application ref. 0534/18 dated 25/7/18, subject to the following conditions:
 1. the works hereby permitted shall commence no later than three years from the date of this decision;
 2. the works hereby permitted shall be undertaken in accordance with the details shown on the 1:1,250 scale site location plan showing the site edged in a red colour, the 1:100 scale proposed layout and elevations (drawing ref. MSWC 3025.102) and 1:100 scale roof plans (ref. MSWC 3025.105);
 3. the extension hereby permitted shall be finished using natural slates on the roof to match those used in the existing building, white painted external granite/stone walls to match the existing, white painted timber framed single glazed windows and matt black painted cast iron ogee gutters.

Preliminary Matter

2. In determining the application, DNPA took into account revised plans which include a pitched roof extension. I have determined the appeal accordingly.

Main Issue

3. The main issue is whether the proposed works would preserve the Grade II listed building known as Mill Cottage¹ or its setting or its features of special architectural or historic interest².

¹ Listed as New (Corn) Mill, which comprises the former mill building and row of 2 cottages, in the list compiled by Historic England.

Reasons

Planning Policy and Guidance

4. The most relevant development plan policies³ to the determination of this appeal are policy COR5 (historic environment) of the DNPA Core Strategy (CS) that was adopted in 2008 and policy DMD8 (extension and alteration to listed buildings) of the DNPA Delivery Management and Delivery Plan Document (DMP) that was adopted in 2013.
5. The DNPA has made reference to the Dartmoor National Park Design Guide 2011. However, it has not provided a copy/any relevant extracts and has not explained the process/extent of any stakeholder consultation or the weight to be attached to this guidance. I am unable therefore to take it into account.
6. I have taken into account the provisions of the 'English National Parks and the Broads UK Government Vision and Circular 2010' (March 2010). Amongst other things, this advises that cultural heritage is fundamental to the quality of place in the national parks and should be protected and enhanced.
7. The significance of the circa mid-19th century Mill Cottage is derived primarily from its historic interest as a former corn mill and its past associations with agricultural activities within this part of the National Park. It also has some architectural interest as a vernacular building of simple form and appearance.
8. The shallow/flat roof extension that was added to the building in 2007 (ref. 0540/05) has been described by the appellant's architect as blending harmoniously with the original. The renovation of this former mill and the restoration of the mill machinery have been undertaken to a high standard. However, I consider that the roof shape and roof felt used in this extension contrasts awkwardly with the pitch of the main roof and the natural slates. The existing extension detracts from the appearance of this vernacular building.
9. On behalf of the appellant, it has been calculated that the proposal would be about 16m² and would increase the 'footprint' of Mill Cottage by about 16%. Together with the 2007 extension, the proposal would comprise a sizeable enlargement of the original mill building. However, the original plan form and layout would be discernible and a new pitched roof (clad in natural slates) would replace the existing flat roof to match the host building. The new roof would be set down well below the existing roof ridge and would appear as a subservient new addition. I agree with the appellant's planning consultant that the proposed works would enhance the appearance of the listed building.
10. The mass of the new walls would be broken by the door and windows in the northern and western elevations so as to avoid any adverse impact. These walls would also be finished to match the walls of the host building. Moreover, the size and location of the proposed works would not erode the architectural or historic interest of the building.
11. The proposal would not diminish the ability to appreciate or understand the significance of the original mill building. The special architectural and historic interest of this designated heritage asset would be preserved. The proposed

² The appellant's agent is wrong in drawing attention to section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and stating that special regard must also be had to enhancing the character or appearance of the area. The duty in this appeal is contained in section 16(2) of the Act.

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

works would accord with the aims and objectives of CS policy COR5 and DMP policy DMD8, as well as the relevant provisions of the March 2010 Circular.

Conditions

12. In addition to the 'standard' condition requiring works to commence within three years, in the interest of certainty, a condition would be necessary specifying the approved plans. To safeguard the integrity of the listed building, it would also be necessary to attach a condition requiring the external works to be finished using matching materials, including the use of natural roof slates.

Overall Conclusion

13. Given the above, and having regard to all other matters raised, I conclude that the appeal should succeed.

Neil Pope

Inspector