



Appeal Decision

Site visit made on 17 February 2020

by David Carter BSc MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27th April 2020

Appeal Ref: APP/T3725/D/19/3244038

1 The Stables, Vicarage Lane, Sherbourne, Warwick CV35 8AB

- 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 Richard Griffiths against the decision of Warwick District Council.
 - The application Ref W/19/1658, dated 20 September 2019, was refused by notice dated 21 November 2019.
 - The development proposed is replacement windows, doors and glazed roof to UPVC.
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Decision

1. The appeal is allowed and planning permission is granted for replacement windows, doors and glazed roof to UPVC at No 1 The Stables, Vicarage Lane, Sherbourne, Warwick CV35 8AB in accordance with the terms of the application, Ref W/19/1658, dated 20 September 2019, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans:
 - (i) Location Plan
 - (ii) Plan Ref MSG/20/7).
 - 3) No development shall be carried out until large scale details of the proposed doors and windows (including a section showing the window reveal, heads and sill details) have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in strict accordance with such approved details and these shall be permanently retained thereafter.

Main Issue

2. The main issue would be the effect of the replacement windows doors and glazed roof on the setting of Sherbourne Farmhouse, a grade II Listed Building.

Reasons

3. The appeal property forms part of The Stables, a number of dwellings converted from former farm buildings, arranged around a courtyard attached to, and forming part of the setting of, Sherbourne Farmhouse, a grade II listed building accessed from Vicarage Lane. The courtyard is a shared space serving The Stables, providing for pedestrian and vehicular access and parking.

4. The Stables is located within the Sherbourne Conservation Area. This covers much of the small village attached to Sherbourne Manor, set in the Warwickshire countryside.
5. No 1 The Stables is currently fitted with wooden windows, doors and a glazed roof. On my site visit I saw that Sherbourne Farmhouse and nearby properties fronting onto Vicarage Lane are fitted with wooden doors and windows. However, doors and windows within The Stables as well as the houses located within the adjacent Sherbourne Court are mixed. At present, of the 4 dwellings closest to No 1, 3 are fitted with UPVC windows and doors. I understand that fitting of UPVC products to these properties was not authorised by the Council. Therefore, their existence close to the appeal site does not justify the proposed development.
6. The Heritage Statement, however, includes detailed information regarding the type and specification of the products that would be used to carry out the proposed development. In particular, the specifications have been chosen to mimic the existing wooden windows and doors in terms of style and dimensions including flush finishes. They would also feature a wood effect finish with rosewood colour to match the existing. In these circumstances the proposed UPVC products, whilst a modern material, would be visually sympathetic to the location of the appeal property and would not lead to a noticeable change to the character and appearance of the appeal property as a converted farm building.
7. Accordingly, I conclude that the visual appearance of the proposed replacement windows doors and roof glazing at No 1 The Stables would preserve Sherbourne Farmhouse as a Grade II listed building and its setting. The proposals would also preserve the character and appearance of Sherbourne Conservation Area. There is no substantive evidence that the significance of these heritage assets is not fundamentally linked to their character, appearance and their visual association with one another, therefore, I find that, the appeal proposals would not cause harm to the significance of these heritage assets. The proposal would therefore be consistent with Policies HE1 and BE1 of the Warwick District Local Plan 2011-2029 which seek to encourage development that positively contributes to the character and appearance of its environment, protecting designated heritage assets and their settings. It would also be consistent with the provisions of the National Planning Policy Framework.

Conditions

8. Condition 1 covers the statutory time limit. Condition 2 defines the plans and details with which the scheme shall accord in the interests of certainty. This includes the type and specification of the windows, doors and roof glazing as set out in the Heritage Statement. Condition 3 is required to seek approval of further details regarding the doors and windows. This additional detail is necessary in view of the sensitive location of the appeal property. I have amended the wording of the Council's proposed condition in order to comply with the requirements of the Framework and PPG.

Conclusion

9. For the reasons stated above the appeal is allowed, subject to conditions.

David Carter

INSPECTOR