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## Appeal Decisions

Site visit made on 18 May 2020

**by H Porter BA(Hons) MScDip IHBC**

**an Inspector appointed by the Secretary of State**

**Decision date: 10 June 2020**

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### **Appeal A Ref: APP/N1730/W/19/3243626**

#### **5 Hartley Grange, Grange Lane, Hartley Wintney, Hook RG27 8HH**

- 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 Briggs against the decision of Hart District Council.
  - The application Ref 19/01882/HOU, dated 19 August 2019, was refused by notice dated 14 November 2019.
  - The development proposed is replace front door and 9 windows in front, side and rear elevations with double glazed windows.
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### **Appeal B Ref: APP/N1730/W/19/3243629**

#### **5 Hartley Grange, Grange Lane, Hartley Wintney, Hook RG27 8HH**

- 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 Briggs against the decision of Hart District Council.
  - The application Ref 19/01883/LBC, dated 19 August 2019, was refused by notice dated 14 November 2019.
  - The works proposed are replace front door and 9 windows in front, side and rear elevations with double-glazed windows.
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## **Decisions**

### *Appeal A*

1. The appeal is allowed. Planning permission is granted to replace front door and 9 windows in front, side and rear elevations with double glazed windows at 5 Hartley Grange, Grange Lane, Hartley Wintney, Hook RG27 8HH in accordance with the terms of the application Ref 19/01882/HOU, dated 19 August 2019, and subject to the following conditions:
  - 1) The development hereby permitted shall be carried out no 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: Location Plan; Block Plan; GP/01/02/19 Rev A; GP/02/02/19 Rev A; GP/04/02/19; GP/05/02/19; GP/06/02/19; GP/07/02/19; GP/08/02/19; GP/01/09/19 Rev A; GP/10/02/19; GP/11/02/19; GP/01/12/19.
  - 3) Notwithstanding Condition 2 above, prior to the installation of the replacement front door and 9 windows hereby approved, annotated plans at a scale of 1:20 that provide details of the material and finish, including paint colour, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

### *Appeal B*

2. The appeal is allowed and listed building consent is granted to replace front door and 9 windows in front, side and rear elevations with double glazed windows at 5 Hartley Grange, Grange Lane, Hartley Wintney, Hook RG27 8HH in accordance with the terms of the application Ref 19/01883/LBC, dated 19 August 2019, and subject to the following conditions:
  - 1) The works authorised by this consent shall begin no later than 3 years from the date of this consent.
  - 2) Prior to the commencement of the relevant part of the works, annotated plans at a scale of 1:20 that provide details of the material and finish, including paint colour, of the replacement front door and 9 windows hereby approved shall be submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details.
  - 3) Prior to the commencement of the relevant part of the works, a schedule and methodology detailing installation of the replacement front door and 9 windows hereby approved and works of making good shall be submitted and approved in writing by the local planning authority. The works hereby permitted shall be carried out in accordance with the approved methodology and details.

### **Procedural matter**

3. The descriptions of works and development in the banner headings above are taken from the Council's decision notices, which provide a more accurate description of the proposals than on the original application form.
4. The Hart Local Plan (strategy and Sites) 2032 was adopted on 30 April 2020 and now forms part of the development plan for Hart District, together with saved policies from the Hart District Local Plan (Replacement) 1996 – 2006, and any adopted Neighbourhood Plans, as the basis for determining planning applications.

### **Main Issue – both appeals**

5. The main issues are the whether the proposed works and development would preserve the Grade II listed building, its setting, or any features of special architectural or historic interest that it possesses; and whether the character and appearance of the Hartley Wintney Conservation Area would be preserved.

### **Reasons**

6. The Grade II listed building known as Hartley Grange was added to the statutory list in 1995. The building lies inside the boundary of the Hartley Wintney Conservation Area (CA). I am mindful of the statutory duties in respect of listed buildings and conservation areas.
7. The statutory list description identifies Hartley Grange as being a country house, subdivided into five dwellings; circa late 17<sup>th</sup> or early 18<sup>th</sup> century; remodelled and enlarged in 1869 for William Walkinshaw, a Scottish banker; extended in 1893 and subdivided in 1960. Two-storey, constructed of blue brick, with red brick dressings, and featuring decorative stonework, chimney stacks and timber joinery, Hartley Grange presents an ornate Jacobean-style architectural aesthetic in its fabric, materials and detailing. The building's

form, construction and evolution, as well as its historic associations and setting in formal grounds underlie its significance and special interest.

8. A handsome high-status house, standing in substantial grounds, Hartley Grange reflects the built and social evolution of Hartley Wintney, contributing to the visual and historic interest of the CA. The listed building thus adds value and definition to the character and appearance of the CA as a whole and thereby to its significance as a heritage asset.
9. Some of the extant windows within Hartley Grange are clearly of some age, or faithful historic replicas. Some exhibit fine frames and glazing bars, some have characterful glass, others traditional construction, and these are of special architectural interest and add to the building's special interest. That said, not all windows at Hartley Grange make the same contribution.
10. The appeal concerns Number 5 (No. 5), a self-contained apartment within a two-storey side wing off the rear of the main structure. Likely contemporary to the 1869 enlargement of Hartley Grange, No. 5 exhibits an ancillary character as distinguished by a more modest scale and simple detailing. In spite of changes over time No. 5 adds to the significance of the building as a whole, reflecting its evolution, the social hierarchy within its spaces and a consistent material palette.
11. Notably, however, No. 5 has been subject to later 20<sup>th</sup> century extensions and alterations, which include the almost wholesale introduction of modern-manufactured, albeit single-glazed, 'storm' casement windows containing float glass and modern furniture. The extant front door is timber, four-panel and c. late 20<sup>th</sup> century. The windows and door at No. 5 are all showing signs of fabric deterioration ranging from peeling paint to severely rotted-through timbers. With the exception of some earlier 20<sup>th</sup> century casements that are not part of these appeals, the later 20<sup>th</sup> century windows and front door are not of specific special architectural or historic interest and, beyond being timber and white-painted, do not contribute to the building's significance.
12. The proposal is to replace nine of the windows at No. 5 with flush 'cottage-style' timber casements, white painted, with 14mm double-glazing; and to replace the front door with a timber six-panel door.
13. Although the extant windows in No. 5 are single-glazed, it is not historic glazing and does not, of itself, add to the significance or special interest of the listed building, or the character and appearance of the CA. Indeed, the extant glazing appears to be to be of modern manufacture, flat in appearance and highly reflective, already inconsistent with the more characterful and historic or quality replica fenestration elsewhere in the listed building.
14. Even if 14mm profile glazing were perceptible, No. 5 is read very much apart from the main body of the listed building. The proposed windows would be of high-quality material and manufacture that would provide uniformity in timber material and white painted finish, thus traditional material palette and integrity of the building as a whole would be respected.
15. I therefore do not consider that the replacement of the windows at No. 5 would result in the loss of a traditional feature. Rather the proposed works and development would represent a comprehensive and pragmatic scheme for upgrading and improving the fenestration at No. 5 that would not cause

harm. Given that harm would not occur, it would not be necessary to justify the proposal on the basis of minimising harm or wider public benefits.

16. I have noted the appeal decision cited by the Council (APP/N1730/7/18/3206137), in which the Inspector found that existing windows complemented the age and style of the mid-19<sup>th</sup> century listed building and a deeper-profile glazing would be at odds with the architectural character and detailing of the listed building. In this case, however, none of the windows proposed for replacement are historic nor are they a replica of the originals. No. 5 is set apart from the main body of the listed building and the extant windows are not of special interest. The two cases are therefore not usefully comparable.
17. I have considered whether allowing double-glazing in this instance would establish an assumed principle for similar works and development in the rest of the listed building. Each application and appeal must be determined on its individual merits and in light of the site-specific circumstances, a generalised concern of this nature would not justify withholding planning permission and listed building consent.
18. For all of these reasons, I find that the proposed works and development would preserve the Grade II listed building and any features of special architectural or historic interest that it possesses. So too would the character and appearance of the CA be preserved. Consequently, I do not find any conflict with Sections 16(2), 66(1) or 72(1) of the Planning (Listed Buildings and Conservation Areas) Act, 1990. The works and development would accord with the HW Policy 5 of the Hartley Wintney Neighbourhood Plan 2017 – 2032 and Policy NBE9 of the LP, which seek to protect, conserve or enhance heritage assets and their settings. Nor do I find any conflict with the design or historic environment policies within the National Planning Policy Framework, revised February 2019.

### **Conditions**

19. I have imposed conditions specifying the relevant drawings and time limits as these provide certainty. I have added conditions to ensure details of materials and finish, including paint colour, appear on a plan and that require further details clarifying works of installation and of making good; these are necessary in the interests of preserving the Grade II listed building and the CA.

### **Conclusions**

20. For the reasons given and subject to the conditions at the beginning of this decision letter, I conclude that both Appeal A and Appeal B should be allowed.

*H Porter*

INSPECTOR