
Appeal Decisions

Site visit made on 15 June 2020

by Jonathan Hockley BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 29 June 2020

Appeal A: APP/J3720/W/19/3240168

Lower Farm, Admington Road, Admington CV36 4JW

- 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 A. Sharp against the decision of Stratford-on-Avon District Council.
 - The application Ref 19/01395/FUL, dated 20 May 2019, was refused by notice dated 18 September 2019.
 - The development proposed is orangery to rear.
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Appeal B: APP/J3720/Y/19/3240169

Lower Farm, Admington Road, Admington CV36 4JW

- 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 A. Sharp against the decision of Stratford-on-Avon District Council.
 - The application Ref 19/01396/LBC, dated 20 May 2019, was refused by notice dated 18 September 2019.
 - The works proposed are orangery to rear.
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Decision

1. Appeal A is allowed and planning permission is granted for orangery to rear at Lower Farm, Admington Road, Admington CV36 4JW in accordance with the terms of the application, Ref 19/01395/FUL, dated 20 May 2019, subject to the conditions set out at the end of my decision.
2. Appeal B is allowed and listed building consent is granted for orangery to rear at Lower Farm, Admington Road, Admington CV36 4JW in accordance with the terms of the application Ref 19/01396/LBC dated 20 May 2019, subject to the conditions set out at the end of my decision.

Main Issue

3. The main issue in both appeals is whether the proposal would preserve the special architectural and historical interest of the Grade II listed Lower Farm.

Reasons

4. Lower Farm is set at the upper end of Admington, a small linear settlement. The Grade II listed 18th century farmhouse has a strong presence facing on to the main road with a dominant symmetrical façade of 2 storeys and attic with a 5-window range and central 6 panel door with pilasters and pediment. 2 gabled dormer windows are prominent in views and the Flemish brickwork of the

façade and segmental headed windows (with keystones to ground floor) are also noticeable. The listing states that the property was built to a 'L' plan originally. Further extensions have taken to the rear and the building has two pitched roof 2 storey extensions to rear, with the eastern side being further extended by a lower single storey pitched roof extension with attic and the western side having a flat roof addition with roof lantern.

5. To the south west of Lower Farm lies Corner Cottage, a 17th century single storey with attic thatched roof cottage constructed with timber frame and painted brick infill and plastered addition. The property is sited side on to the road to the west, with a south facing front. The rear has noticeable 20th century flat roof extensions.
6. Policy CS.8 of the Stratford-on-Avon Core Strategy states that the District's historic environment will be protected and enhanced for its inherent value and for the enjoyment of present and future residents and visitors. Priority will be given to protecting and enhancing the wide range of historic and cultural assets that contribute to the character and identity of the District, including listed buildings and their settings. The Planning (Listed Building and Conservation Areas) Act 1990 (the Act) requires special interest to be given to the desirability of preserving a listed building and any features or architectural interest it possesses. Section 66 (1) of the same act states that, when considering whether to grant planning permission for development which affects the setting of a listed building, special regard should be had to the desirability of preserving this setting.
7. The special interest and significance of Lower Farm derives primarily from its 18th century core, from the quality of the architecture and its detailing on its façade and its setting at the top of the settlement of Admington. The rear of the building has a more domestic air but the original listed buildings can still be made out. The setting of Corner Cottage primarily encompasses its roadside location to the west of the appeal site but also includes areas of the rear garden of Lower Farm and interlinks with the setting of this latter listed building.
8. The proposal seeks to construct a flat roof orangery to the rear of the eastern side of the property. The extension would be fairly shallow and partially cover an existing patioed area and would have a reasonably prominent roof lantern. The design of the proposal would be similar to the existing flat roof extension on the western side of the building and while the flat roof may 'dissect' the gabled open gable behind, it would do so in a similar way to this existing flat roof extension and would be subordinate to both the gabled single storey extension, as well as in turn to the taller gabled wing located behind. In such a way the proposal would not detract from the existing composition at the rear of the heritage asset, nor adversely affect the clarity of the original extent of the listed building.
9. I note the Council's view that the extension would cause cumulative harm to the property when considering the previous extensions, risking further distortion to the character and appearance of the building. I agree that the proposal would be read as an extension to the property and not a visually distinct scheme. However, while cumulatively the extensions to the property would be significant, they would not detract from the façade of the listed building from which much of its special interest derives. Furthermore, the

design of the scheme would be in keeping with the building and previous extensions, and would blend well with the whole building, clearly demonstrating and allowing the growth of the property over time.

10. I am also duty bound by the Act to consider the desirability of preserving the setting of Corner Cottage. However, for the same reasons as above, I do not consider that the scheme would cause harm to this setting
11. I therefore conclude that the proposals would preserve the special architectural and historical interest of the Grade II listed Lower Farm. As such, I find no conflict with the Core Strategy policy CS.8 or with the Act. The proposals would also comply with Core Strategy policies CS.1, CS.9 and CS.20 which, when read together, state that all development should contribute towards the character and quality of the District, be sensitive to the setting and existing building form of the site and locality, and that alterations should be of an appropriate scale and subservient in relation to the existing building, taking into account the site location and the cumulative impacts of previous extensions and development on the site. Finally, the proposals would comply with the National Planning Policy Framework which states that heritage assets such as listed buildings are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

Conditions and Conclusion – Appeals A and B

12. I have imposed the standard conditions relating to compliance with plans and time for implementation on both decisions, in the interests of certainty. On Appeal B I have also imposed conditions requiring details and samples of external materials and architectural drawings of all details and windows, doors and roof lantern to be approved by the Local Planning Authority before work commences. All such conditions are necessary in the interests of the special architectural and historic interest of the heritage asset and are as recommended by the Council. I have not imposed a condition relating to materials on the planning consent as this duplicates that on the listed building consent, at a lesser detail.
13. To summarise I consider that the proposals would preserve the special architectural and historical interest of the Grade II listed building. Therefore, for the reasons given above I conclude that the appeals should be allowed.

Jon Hockley

INSPECTOR

SCHEDULE OF TWO CONDITIONS FOR APPEAL A

- 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: 5645-100-01; 5645-110-03; 5645-130-03.

SCHEDULE OF FIVE CONDITIONS FOR APPEAL B

- 1) The works authorised by this consent shall begin not later than 3 years from the date of this consent.
- 2) The works hereby permitted shall be carried out in accordance with the following approved plans: 5645-100-01; 5645-110-03; 5645-130-03.
- 3) Prior to the commencement of works hereby approved, samples and trade descriptions of the external facing and roofing materials, along with trade descriptions of rainwater goods, including confirmation of finishes to be used for the approved works shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved materials and thereafter so retained and maintained as such.
- 4) Prior to the commencement of works hereby approved, elevational drawings at a minimum scale of 1:20 and large scale details at a minimum scale of 1:5, including plan and vertical sectional drawings as necessary of architectural details of eaves (including rainwater goods), verges, and abutments 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.
- 5) Prior to the commencement of works hereby approved, elevational drawings at a minimum scale of 1:20 and plan and vertical sectional drawings at a minimum scale of 1:5 of all new windows, doors and lantern, along with architectural details of the proposed external finishes, heads, sills, position in wall reveal, and any surrounding dressings shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details and thereafter so retained and maintained.