

Appeal Decisions

Hearing Held on 22 September 2020

Site visit made on 1 October 2020

by Gareth W Thomas BSc(Hons) MSc(Dist) PgDip MRTPI

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

Decision date: 06 October 2020

Appeal A - Ref: APP/C1760/W/19/3242448

Appeal B - Ref: APP/C1760/Y/19/3242546

Appeal C - Ref: APP/C1760/W/20/3245789

Appeal D - Ref: APP/C1760/Y/20/3245850

Clanville House, Penton Park Lane, Clanville SP11 9HZ

- The appeals are made by Mr & Mrs Burrage against the decisions of Test Valley Borough Council.
 - **Appeals A and C** are made under section 78 of the Town & Country Planning Act 1990 against refusals to grant planning permission.
 - **Appeals B and D** are made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against refusals to grant listed building consent
 - **Appeal A** relates to an application Ref 19/01834/FULLN, dated 24 July 2019, which was refused by notice dated 27 November 2019.
 - The development proposed is for a single storey rear extension, minor internal works, works to windows and roof of 1st floor 20th century extension, new oak and brick porch. Repair of cob barn and its internal alteration to form hobby room, ancillary space for proposed sunken swimming pool. Repairs to front boundary wall, replacement timber gates, rebuilding of courtyard wall and wider landscaping scheme.
 - **Appeal B** relates to an application Ref 19/1835/LBWN, dated 24 July 2019, which was refused by notice dated 27 November 2019.
 - The works proposed are for the erection of porch, single storey rear extension to provide additional living space, repairs to front boundary wall, replacement timber gates, rebuild courtyard wall, works to windows and balcony on first floor and internal reorganisation to form pantry, utility and boot room.
 - **Appeal C** relates to an application Ref 19/02861/FULLN, dated 28 November 2019, which was refused by notice dated 20 January 2020.
 - The development proposed is for the construction of a single storey rear extension to form a new kitchen, minor reorganisation of the existing kitchen to form a pantry, utility and boot room, the construction of a new porch, removal of the existing, modern, felt lean-to roof and replacement with a new pitched clay tile roof & internal works to the 20th century first floor library.
 - **Appeal D** relates to an application Ref 19/02862/LBWN, dated 28 November 2019, which was refused by notice dated 20 January 2020.
 - The works proposed are for the erection of single storey extension to form kitchen, reorganisation of kitchen to form pantry, utility and boot room, erection of porch, removal of balcony, demolition of lean-to and replacement with pitched clay tile roof, and internal works to first floor library.
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Decisions

Appeal A

1. The appeal is allowed and planning permission is granted for a single storey rear extension, minor internal works, works to windows and roof of 1st floor 20th century extension, new oak and brick porch. Repair of cob barn and its internal alteration to form hobby room, ancillary space for proposed sunken swimming pool. Repairs to front boundary wall, replacement timber gates, rebuilding of courtyard wall and wider landscaping scheme in accordance with the terms of the application Ref 19/01834/FULLN, dated 24 July 2019 subject to the conditions set out in the schedule to this decision.

Appeal B

2. The appeal is allowed and listed building consent is granted for erection of porch, single storey rear extension to provide additional living space, repairs to front boundary wall, replacement timber gates, rebuild courtyard wall, works to windows and balcony on first floor and internal reorganisation to form pantry, utility and boot room in accordance with the terms of the application Ref 19/1835/LBWN, dated 24 July 2019 subject to the conditions in the schedule to this decision.

Appeal C

3. The appeal is allowed and planning permission is granted for construction of a single storey rear extension to form a new kitchen, minor reorganisation of the existing kitchen to form a pantry, utility and boot room, the construction of a new porch, removal of the existing, modern, felt lean-to roof and replacement with a new pitched clay tile roof & internal works to the 20th century first floor library in accordance with the terms of the application Ref 19/02861/FULLN, dated 28 November 2019 subject to the conditions set out in the schedule to this decision.

Appeal D

4. The appeal is allowed and listed building consent is granted for erection of single storey extension to form kitchen, reorganisation of kitchen to form pantry, utility and boot room, erection of porch, removal of balcony, demolition of lean-to and replacement with pitched clay tile roof, and internal works to first floor library in accordance with the terms of the application Ref 19/02862/LBWN, dated 28 November 2019 subject to the conditions set out in the schedule to this decision.

Procedural matter

5. I have taken the descriptions of the four appeals from either the Council's decision notices or the application forms according to their accuracy and completeness. They differ only slightly but having read and heard the evidence, I am content that the above descriptions accurately portray the schemes that are before me.

Main Issue

6. I consider the main issues in all four appeals to be the effects of the proposals on the special architectural and historic interest of Clanville House, a Grade II* listed building and its setting.

Reasons

Special Interest and Significance

7. Situated in a rural position, Clanville House is a double-pile, three-storey building set in substantial grounds that has seen considerable changes over two centuries. Despite this evolution, the house retains highly attractive original architectural features, including mellow-red brickwork and brick/flint flank and frontage walls of considerable charm. That said, some unfortunate alterations have also occurred during more recent years. The changes are evident both externally and in plan form. These include a largely symmetrical two storey extension of mid-19th century origin immediately behind the original house on its western side, which was later supplemented by a further infill to the south-west elevation together with a lower and probably a service wing containing smaller windows and of humbler design.
8. The 1950s alterations and extension of the south elevation comprising the exiting library containing a flat roof, sliding windows and balcony clad with timber boarding presents an intrusive and incongruous aspect when viewed from the main road. The property and its forecourt sit relatively close to the road and is framed by walls, which are separately listed. The rear garden area extends in a westward direction towards a lime avenue and agricultural fields and woodland beyond.
9. The significance and special interest of Clanville House derives to a substantial degree from the readable multi-phased historical construction and its adaption as a refined country house, the quality of its architecture, particularly the symmetrical front elevation and the internal and external features that remain relatively intact. It has a harmonious relationship with other associated buildings, most notably the characterful and listed stable block and curtilage listed cob barn.
10. The appeal building's formality as a building that inhibits the hallmarks of transformation from a modest farmhouse to a small country house set back from the road by the solidity of enclosed walling is a defining feature. The grandeur of this frontage is mirrored to a slightly lesser extent to the rear by the alterations and extensions over time. Except for the southern elevation, these developments are generally well proportioned and detailed. Whilst there are sections of flank walling that help maintain a degree of enclosure close to the appeal building, this contrasts strongly with the relative openness beyond the line of the cob building. In this regard, the grounds do not contain the degree of formality that would normally be associated with a house of this status, other than the laying out of the lime avenue beyond the immediate garden area.

The appeal schemes

11. The focus of the Hearing centred primarily around whether the alternative scheme proposals for the single storey rear extension would be harmful. The

parties generally agreed that the works comprising the proposed reorganisation of the existing kitchen to form pantry, the utility and boot room, the porch, the removal of the balcony, the demolition of the lean-to and the replacement with pitched clay tile roof, repairs to front boundary wall, the replacement of timber gates, the rebuilding of the courtyard wall and internal works to first floor library together with the wider landscaping scheme were acceptable and I have no reason to disagree with the Council's assessment on these matters. Moreover, the Council confirmed that it had since granted listed building consent and planning permission¹ for the swimming pool, repairs to front boundary wall, the rebuilding of the courtyard wall and replacement timber gates and conversion of the cob barn. I noticed at my site visit that the swimming pool has been installed and that works have commenced in relation to the alteration of the cob barn.

12. The extension in either option by the Council's reckoning would project some 15m in the case of the proposal in Appeals A/B and some 13.7m in the case of the proposal in Appeals C/D as measured from the existing brick and flint kitchen range on the south side of the house into the garden space. Both proposed options would run alongside but would not be attached to the flint flank garden wall. Both options would incorporate independent foundations so that the structural integrity of the existing garden wall would be unaffected. A mix of glazing and green roof would be incorporated into the design of both proposals. The Hearing heard that the Council thought that the contemporary nature of the design as a matter of principle was of a high standard.

Effect on special interest and significance including the setting

13. The key element at issue is the proposed extension (either option). The critical areas of objection of the Council here is that Clanville House has maintained a double-pile plan form over time and despite various additions has maintained a square plan form. It was argued that the older elements of the house are broadly similar in terms of forms, materials and detailing and that either of the two proposals would represent a significant departure and change in these respects. Attention was drawn to the presence of historic flank walls, which appear as a continuous feature from the separately listed walls to the front courtyard and that they have the hallmarks of having enclosed and defined the garden area as well as its relationship with the wider landscape and the lime avenue. The Council believes that a degree of symmetry exists to the rear elevation with the flank walls framing a distinctive and restrained building line at the rear. It is further argued that the flank wall on the south-western side was built to separate the grand private garden space from the service area and buildings.
14. From the above, the Council opined that the flank walls and building line contributed to the architectural and historic interest of the house and that the significant forward projection from the historic building line would corrupt the plan form and represent a change of axis from what has evolved over centuries, which in turn, would significantly harm the character and appearance of the listed building and its setting.

¹ Council References:

19/02547/LBWN and 19/02546/FULLN - Formation of swimming pool and timber plant hut, repairs to front boundary wall, replacement timber gates, rebuild courtyard wall
20/01067/LBWN and 20/01066/FULLN - Repair of partially collapsed cob barn and refurbishment to contain changing facilities and hobby room.

15. As a matter of fact, I agree with the Council that either proposed extension will represent an incursion into the garden area of a magnitude that will change the axis of the plan form of Clanville House when viewed from the rear garden. I say this while recognising that the flank wall at this point is an important historic feature and although altered over time, contributes to the significance of the listed building, particularly its historical development. Moreover, by contrast to the principal elevation at the rear, the modern design and materials employed would represent a distinct contrast by comparison with the mellow red brick and flint material that dominates the façade of this elevation.
16. However, the proposed extension in either scheme appears to me to be an altogether gentle intervention. The lightweight material, including glazed sections, its height, its projection and its positioning close to the service wing would result in a modest visual addition that would offer a clear contrast to the solidity of the masonry described above. Either scheme would be placed at a position that would appear visually separate from the existing house and be of an altogether subservient order in the context of the listed building of considerable scale, depth and massing. The extent to which the roof of the structure will project above the existing south-western flank wall will be minimal and would not be harmful given the range of structures of various ages in this location. Due to this, the proposed works that are in dispute would not undermine the presence of Clanville House or the composition of the rear elevation to a harmful degree. In this regard and despite my findings in paragraph 14, neither alternative proposal would impair the special architectural interest of Clanville House or diminish its significance.
17. I acknowledge the Council's desire to retain the historic plan form which in its opinion, includes the south-western flank wall. However, I find the appellants' evidence that, in all probability, this section of walling was not a principle boundary wall and therefore is not of any considerable overriding significance in terms of defining a formal space to the rear of Clanville House to be very compelling. The positioning of a small long-demolished building that terminated at the western projection of the flank wall seems to me to support the appellants' argument that this wall was built to screen the stable yard rather than to mirror the much longer wall that delineates the northern boundary and which provides formality to the garden boundary on this side.
18. Looking back towards the house from the western extremities of the garden and edge of the lime avenue, the setting to my mind very clearly reveals the historical development of the house in a number of phases. There is a distinct difference and visual separation between the elegant Georgian rear façade and the arrangement of service buildings, the cob barn and stables to the south, all of which are set much lower. The single storey extension as proposed would be located in the area of the former service buildings, which is the least important wing of the house. I am satisfied that from any distance, the low-lying lightweight structure would be respectful of the axial view of the house itself. It would be in no way a dominant addition to the listed building and its setting would not be harmed.
19. I note that both extension options would project beyond the flank wall before it returns towards the cob barn and that the lightweight materials would be obviously different as explored above. However, the materials employed would also offer clear views of the historic façade behind as well as reasonable

sections of the historic flank walling within the proposed kitchen area, notwithstanding the functional requirements of this space as a modern domestic kitchen.

20. Thus taking these matters together, I consider that either scheme would avoid harm to the significance and special interest of Clanville House or its setting. Accordingly, and cognisant of my duties arising from sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, I conclude that the appeal schemes would preserve the special interest of the building and its setting. The outcome of either proposal would also accord with paragraph 193 of the National Planning Policy Framework (the Framework), which attaches great weight to the conservation of designated heritage assets and their settings.
21. As I have detected that no harm to the significance or special interest of Clanville House would arise from either proposal, I consider that it would not conflict with the Framework, or with policy E9 of the Test Valley Revised Local Plan 2016 (TVLP), which taken together, seek to ensure that the significance of heritage assets is conserved and that the special architectural or historic interest of listed buildings is preserved. Moreover, and although not in dispute, the schemes overall would also comply with TVLP Policies COM2, E1, E5, LHW4 and COM11 that combine to ensure that development proposals amongst other things are of high quality and respond to their local context, protect living conditions of neighbouring properties and enhance biodiversity.

Other Matters

22. Discussions at the Hearing included whether the reinstatement and enhancement works associated with the southern elevation would or could be assured. This was in the context of my finding of less than substantial harm with both parties agreeing that those elements of the scheme would constitute a public benefit in the terms set out in paragraph 196 of the Framework (although with continuing disagreement as to the scale of public benefit). However, as I find that neither proposal would be harmful to this heritage asset, I need not consider this matter further.
23. Both parties drew my attention to appeals relating to extensions elsewhere in the Test Valley Borough Council area, one allowed² and one dismissed³. The Inspector found that an extension at Hatherden Manor would allow the original wall of the listed building to be viewed and would consequently not result in the legibility of that building being diminished to an unacceptable extent. However, at Roumain Cottage, the reverse was true. The ability of listed buildings to accommodate even the most sensitive of extensions without harm being caused will depend on a myriad of factors. Although the details of those schemes have not been provided, it is clear from my reading of the appeals and the descriptions of those properties, Clanville House is a far larger property built in several phases with the proposed location for the extension being in the least sensitive part of the property. Notwithstanding and in the finality, I am charged with considering the relative merits of the present appeal schemes.

² Linked appeal APP/C1760/W/18/3201603 and APP/C1760/Y/18/3201611

³ Linked appeal APP/C1760/W/20/3249174 and APP/C1760/Y/20/3249178

Conditions

24. In the Statement of Common Ground, the Council has worked with the appellant to suggest a list of conditions to which I have had regard in the light of the advice in the Government's Planning Practice Guidance. Other than the condition discussed separately at the Hearing and subject to further written representations in the days following in relation to requiring early implementation of those works to the southern elevation described above, which I cannot now impose given my overall findings, I have imposed conditions as suggested in respect of timescales for commencement and specifying the approved drawings as that would provide certainty.
25. In addition, full constructional details of the finish of the windows and doors, the method of attachment to the listed building and all other alterations, the materials to be used, including the provision of a flint test panel, the method of demolition and reconstruction of the first floor alterations/demolition works are required in order to safeguard the special architectural and historic interest of Clanville House. Also, due to the potential archaeological significance of the heritage asset, a condition is imposed to properly record the historic elements that are to be removed and retained. Finally, conditions are imposed to protect trees that exist on site, including compliance with the approved arboricultural report that accompanied the application, including tree protection measures. The appellants were content with the suggested pre-commencement elements of certain conditions.

Conclusion

26. For the reasons set out above, and having taken account of all matters raised, I conclude that all four appeals should be allowed.

Gareth W Thomas

INSPECTOR

Schedule 1: Conditions for Appeal A

1. The development hereby permitted shall be begun within three years from the date of this permission.
2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans: Proposed Plant room plan and elevations – 1082/2114 Rev P1; Proposed Site Plan – Tree protection – 1082/2/101 Rev P1; Proposed Landscaping Plan – 1082/2/113 Rev P2; Proposed Elevation A – 1082/2/104 Rev P1; Proposed Elevation B – 1082/2/105 Rev P1; Proposed Elevation C – 1082/2/106 Rev P1; Proposed Elevation D – 1082/2/107 Rev P1; Proposed Kitchen Plan – 1082/2/102 Rev P1; Proposed Roof Plan – 1082/2/103 Rev P1; Proposed Section AA – 1082/2/109 Rev P1(Long section through proposed rear extension); Proposed section AA – 1082/2/109 Rev P1 (Cross section through first floor alterations), and; Proposed Section DD – 1082/2/108 Rev P1.
3. No new external or internal doors or windows shall be installed until full details of the doors and windows have been submitted to and approved in writing by the local planning authority. The details shall include scale drawings at 1:20 (plans elevations, sections, and full-sized moulding profiles). The works shall be carried out in accordance with the approved details.
4. No development shall take place above DPC level for the proposed development hereby permitted until samples and details of the materials to be used in the construction of all external surfaces hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
5. Prior to the rebuilding of the flint courtyard wall, a flint test panel shall be constructed, and submitted to and approved in writing by the local planning authority. The approved panel shall be retained on site until the courtyard wall has been completed and the works shall be carried out in accordance with the approved panel.
6. The paving to be used in the construction of the swimming pool hereby approved shall be Cranbourne Stone - travertine natural, unless an alternative material is first agreed and approved in writing by the local planning authority.
7. No construction of the rear extension shall take place until full details of how the proposed extension will abut and be connected to the listed building and the flint garden wall have been submitted to and approved in writing by the local planning authority. These details shall be supported by scaled drawings at 1:20 (plans and sections) and details of any proposed insulation lining and guttering between the garden wall and the extension. The works shall be carried out in accordance with these approved details.
8. No works for the formation of the new doors between the proposed extension and the existing kitchen (former windows) and the door between the proposed kitchen and existing dining room (as identified as new openings on drawing - Proposed Kitchen Plan - 1082/2/102 Rev P1) shall

take place until full details of the works and associated repair works have first been submitted to and approved in writing by the local planning authority. These details shall include a method statement setting out how the works shall be carried out and drawings at 1:20 (plans, elevations, sections including showing arch/lintel details), detailing the finished appearance of the newly created doorways, including showing the new door and frame within the opening. The works shall be carried out in accordance with these approved details.

9. The first floor alterations and balcony demolition (south elevation) shall not take place hereby permitted until full details of its demolition, reconstruction and associated repair works have first been submitted to and approved in writing by the local planning authority. These details shall include a detailed method statement setting out how the works shall be carried out, drawings and details showing how the new roof/works will abut and be connected to the listed building and how water drainage/guttering will operate on this section of the building. The works shall be carried out in accordance with these approved details.
10. No development shall take place (including site clearance or removal of building fabric) within the application site until: a) a written brief and specification for a programme of archaeological building recording has been approved in writing by the local planning authority and b) such recording has been lodged with the local planning authority.
11. No development shall take place (including site clearance and any other preparatory works) until tree protection (barrier fencing and ground protection) has been installed on site in full accordance with the provisions set out within the Bawden Arboricultural Survey Report reference PTFG-6202 of 28th August 2019. Specifically in accordance with detail provided at pages 15 and 17 of that report and the accompanying 1:545 scale Bawden Tree Care plan of the same reference and date.
12. Tree protective measures installed (in accordance with the tree protection condition) shall be maintained and retained for the full duration of works or until such time as agreed in writing with the local planning authority. No activities, nor material storage, nor placement of site huts or other equipment what-so-ever shall take place within the barrier.
13. All service routes, drain runs, soakaways or excavations in connection with the development hereby permitted shall remain wholly outside the tree protective barrier.

- END -

Schedule 2: Conditions for Appeal B

1. The works hereby consented to shall be begun within three years from the date of this consent.
2. The works hereby approved shall not be carried out except in complete accordance with the details shown on the submitted plans: Proposed Plant room plan and elevations – 1082/2114 Rev P1; Proposed Site Plan – Tree protection – 1082/2/101 Rev P1; Proposed Landscaping Plan – 1082/2/113 Rev P2; Proposed Elevation A – 1082/2/104 Rev P1; Proposed Elevation B – 1082/2/105 Rev P1; Proposed Elevation C – 1082/2/106 Rev P1; Proposed Elevation D – 1082/2/107 Rev P1; Proposed Kitchen Plan – 1082/2/102 Rev P1; Proposed Roof Plan – 1082/2/103 Rev P1; Proposed Section AA – 1082/2/109 Rev P1 (Long section through proposed rear extension); Proposed section AA – 1082/2/109 Rev P1 (Cross section through first floor alterations), and; Proposed Section DD – 1082/2/108 Rev P1.
3. No new external or internal doors or windows shall be installed until full details of the doors and windows have been submitted to and approved in writing by the local planning authority. The details shall include scale drawings at 1:20 (plans elevations, sections, and full-sized moulding profiles). The works shall be carried out in accordance with the approved details.
4. No development shall take place above DPC level for the proposed development hereby permitted until samples and details of the materials to be used in the construction of all external surfaces hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
5. Prior to the rebuilding of the flint courtyard wall, a flint test panel shall be constructed, and submitted to and approved in writing by the local planning authority. The approved panel shall be retained on site until the courtyard wall has been completed and the works shall be carried out in accordance with the approved panel.
6. No construction of the rear extension shall take place until full details of how the proposed extension will abut and be connected to the listed building and the flint garden wall have been submitted to and approved in writing by the local planning authority. These details shall be supported by scaled drawings at 1:20 (plans and sections) and details of any proposed insulation lining and guttering between the garden wall and the extension. The works shall be carried out in accordance with these approved details.
7. No works for the formation of the new doors between the proposed extension and the existing kitchen (former windows) and the door between the proposed kitchen and existing dining room (as identified as new openings on drawing - Proposed Kitchen Plan - 1082/2/102 Rev P1) shall take place until full details of the works and associated repair works have first been submitted to and approved in writing by the local planning authority. These details shall include a method statement setting out how the works shall be carried out and drawings at 1:20 (plans, elevations, sections including showing arch/lintel details), detailing the finished appearance of the newly created doorways, including showing the new door

and frame within the opening. The works shall be carried out in accordance with these approved details.

8. The first floor alterations and balcony demolition (south elevation) shall not take place hereby permitted until full details of its demolition, reconstruction and associated repair works have first been submitted to and approved in writing by the local planning authority. These details shall include a detailed method statement setting out how the works shall be carried out, drawings and details showing how the new roof/works will abut and be connected to the listed building and how water drainage/guttering will operate on this section of the building. The works shall be carried out in accordance with these approved details.
9. No development shall take place (including site clearance or removal of building fabric) within the application site until: a) a written brief and specification for a programme of archaeological building recording has been approved in writing by the local planning authority and b) such recording has been lodged with the local planning authority.

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Schedule 3 – Conditions for Appeal C

1. The development hereby permitted shall be begun within three years from the date of this permission.
2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans: Proposed Elevation A – 1082/4/104 Rev P1; Proposed Elevation B – 1082/4/105 Rev P3; Proposed Elevation C – 1082/4/106 Rev P2; Proposed Elevation D – 1082/4/107 Rev P1; Proposed Kitchen Plan – 1082/4/102 Rev P3; Proposed Roof Plan – 1082/4/103 Rev P2; Proposed Section AA – 1082/4/109 Rev P1; Proposed Section BB – 1082/4/110 Rev P1; Proposed Section DD – 1082/4/108 Rev P2, and; Proposed Site Plan – 1082/4/101 Rev P4.
3. No new external or internal doors or windows shall be installed until full details of the doors and windows have been submitted to and approved in writing by the local planning authority. The details shall include scale drawings at 1:20 (plans elevations, sections, and full-sized moulding profiles). The works shall be carried out in accordance with the approved details.
4. No development shall take place above DPC level for the proposed development hereby permitted until samples and details of the materials to be used in the construction of all external surfaces hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
5. No construction of the rear extension shall take place until full details of how the proposed extension will abut and be connected to the listed building and the flint garden wall have been submitted to and approved in writing by the local planning authority. These details shall be supported by scaled drawings at 1:20 (plans and sections) and details of any proposed insulation lining and guttering between the garden wall and the extension. The works shall be carried out in accordance with these approved details.
6. No works for the formation of the new doors between the proposed extension and the existing kitchen (former windows) and the door between the proposed kitchen and existing dining room (as identified as new openings on drawing - Proposed Kitchen Plan - 1082/2/102 Rev P1) shall take place until full details of the works and associated repair works have first been submitted to and approved in writing by the local planning authority. These details shall include a method statement setting out how the works shall be carried out and drawings at 1:20 (plans, elevations, sections including showing arch/lintel details), detailing the finished appearance of the newly created doorways, including showing the new door and frame within the opening. The works shall be carried out in accordance with these approved details.
7. The first floor alterations and balcony demolition (south elevation) shall not take place hereby permitted until full details of its demolition, reconstruction and associated repair works have first been submitted to and approved in writing by the local planning authority. These details shall include a detailed method statement setting out how the works shall be carried out, drawings

and details showing how the new roof/works will abut and be connected to the listed building and how water drainage/guttering will operate on this section of the building. The works shall be carried out in accordance with these approved details.

8. No development shall take place (including site clearance or removal of building fabric) within the application site until: a) a written brief and specification for a programme of archaeological building recording has been approved in writing by the local planning authority and b) such recording has been lodged with the local planning authority.

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Schedule 4: Conditions for Appeal D

1. The works hereby consented to shall be begun within three years from the date of this consent.
2. The works hereby approved shall not be carried out except in complete accordance with the details shown on the submitted plans: Proposed Elevation A – 1082/4/104 Rev P1; Proposed Elevation B – 1082/4/105 Rev P3; Proposed Elevation C – 1082/4/106 Rev P2; Proposed Elevation D – 1082/4/107 Rev P1; Proposed Kitchen Plan – 1082/4/102 Rev P3; Proposed Roof Plan – 1082/4/103 Rev P2; Proposed Section AA – 1082/4/109 Rev P1; Proposed Section BB – 1082/4/110 Rev P1; Proposed Section DD – 1082/4/108 Rev P2, and; Proposed Site Plan – 1082/4/101 Rev P4.
3. No new external or internal doors or windows shall be installed until full details of the doors and windows have been submitted to and approved in writing by the local planning authority. The details shall include scale drawings at 1:20 (plans elevations, sections, and full-sized moulding profiles). The works shall be carried out in accordance with the approved details.
4. No development shall take place above DPC level for the proposed development hereby permitted until samples and details of the materials to be used in the construction of all external surfaces hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
5. No construction of the rear extension shall take place until full details of how the proposed extension will abut and be connected to the listed building and the flint garden wall have been submitted to and approved in writing by the local planning authority. These details shall be supported by scaled drawings at 1:20 (plans and sections) and details of any proposed insulation lining and guttering between the garden wall and the extension. The works shall be carried out in accordance with these approved details.
6. No works for the formation of the new doors between the proposed extension and the existing kitchen (former windows) and the door between the proposed kitchen and existing dining room (as identified as new openings on drawing - Proposed Kitchen Plan - 1082/2/102 Rev P1) shall take place until full details of the works and associated repair works have first been submitted to and approved in writing by the local planning authority. These details shall include a method statement setting out how the works shall be carried out and drawings at 1:20 (plans, elevations, sections including showing arch/lintel details), detailing the finished appearance of the newly created doorways, including showing the new door and frame within the opening. The works shall be carried out in accordance with these approved details.
7. The first floor alterations and balcony demolition (south elevation) shall not take place hereby permitted until full details of its demolition, reconstruction and associated repair works have first been submitted to and approved in writing by the local planning authority. These details shall include a detailed method statement setting out how the works shall be carried out, drawings

and details showing how the new roof/works will abut and be connected to the listed building and how water drainage/guttering will operate on this section of the building. The works shall be carried out in accordance with these approved details.

8. No development shall take place (including site clearance or removal of building fabric) within the application site until: a) a written brief and specification for a programme of archaeological building recording has been approved in writing by the local planning authority and b) such recording has been lodged with the local planning authority.

- END -

APPEARANCES

FOR THE APPELLANTS:

Jeremy Higgins BSc(Hons) DipTP MRTPI	Southern Planning
Bob Edwards BSc(Hons) PGDip IHBC MCIFA	Forum Heritage
Simon Goddard BA(Hons) DipBdgCons MRICS CBS	The Goddard Partnership
Daisy Holbrook, Architect	The Goddard Partnership
Mr & Mrs Burrage	Appellants

FOR THE LOCAL PLANNING AUTHORITY:

Luke Benjamin BSc(Hons)	Planning Officer
Michael Bullen	Design & Conservation Officer

DOCUMENTS PUT IN AT THE HEARING

Linked Appeal Decision APP/C1760/W/18/3201603 and APP/C1760/Y/18/3201611
Closing Submissions – Jeremy Higgins BSc(Hons) DipTP MRTPI

DOCUMENTS SUBMITTED FOLLOWING THE HEARING

Linked Appeal Decision APP/C1760/W/20/3249174 and APP/C1760/Y/20/3249178