



Appeal Decision

Site visit made on 22 September 2020

by Simon Hand MA

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

Decision date: 08 October 2020

Appeal Ref: APP/F1610/F/20/3248913

**Garden Cottage, High Street, Mickleton, Chipping Camden,
Gloucestershire, GL55 6RT**

- The appeal is made under section 39 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compensation Act 1991.
 - The appeal is made by Mr Brian Gough against a listed building enforcement notice issued by Cotswold District Council.
 - The enforcement notice was issued on 19 February 2020.
 - The contravention of listed building control alleged in the notice is without planning permission the installation of LED uplighters attached to the Building.
 - The requirements of the notice are permanently remove the external LED uplighters from the building.
 - The period for compliance with the requirements is 1 month.
 - The appeal is made on the grounds set out in section 39(1) (c) and (g) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.
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Decision

1. The appeal is allowed and the listed building enforcement notice is quashed.

The appeal on ground (c)

2. Garden Cottage is an attractive timber framed black and white cottage, set at right angles to the road. It is single storey with rooms in the roof lit by three dormers. It has an off centre front door, with three windows to the right (as you face the building) and one to the left. The front is lit with uplighters, two to the right and one to the left. These are subtly placed at low level and on my site visit they were hidden by planters. As a result the front façade is brightly lit though the roof and front porch remain in darkness, accentuated by the lights to the front. The Council are concerned the lighting is harsh and too effective on an already prominent building. The white walls reflect the light, adding to the harmful impact.
3. General advice is provided by English Heritage in their guide to "External Lighting for Historic Buildings". This goes into some detail, but for a simple cottage such as the appeal building the essential message is that lighting should be subtle, with the aim of enhancing the key historic features as well as providing security and reassurance. In this case the key feature is the timber framed façade of the building. Intensity and amount of lighting should be strictly limited to what is necessary to fulfil these aims. Particular care in restricting brightness (or luminaries) is needed when the surfaces are clean and reflective, as is the case here.

4. I have had the benefit of a night time visit and in my view the uplighters do not go beyond the advice provided by English Heritage. The white light illuminates the three bays of the front façade but not the porch. They accentuate the white panelling that is one of the key features of the building. The building is prominent in the streetscene and more so at night when illuminated, but I can see no problem with an attractive building being made a focal point in this way. I agree with the Council the lights are perhaps a little bright, but such matters are largely a matter of personal, subjective opinion. Unless there is a clear need to do so, I am reluctant to interfere with the appellant's enjoyment of his property, especially as he does seem to have restored the building to a high standard. Consequently, I do not consider the uplighters harm the significance of the listed building or its historic significance. The appeal succeeds on ground (c).

Simon Hand

Inspector