
Appeal Decisions

Site visit made on 16 November 2020

by Zoe Raygen Dip URP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 30th November 2020

Appeal A: APP/Y2736/W/20/3257199

25 Beckside, Church Lane, Settrington, Malton YO17 8NP

- 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 A Martin against the decision of Ryedale District Council.
 - The application Ref 20/00461/HOUSE, dated 21 May 2020, was refused by notice dated 17 July 2020.
 - The development proposed is a single storey lean-to extension to form a loggia.
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Appeal B: APP/Y2736/Y/20/3257203

25 Beckside, Church Lane, Settrington, Malton YO17 8NP

- 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 A Martin against the decision of Ryedale District Council.
 - The application Ref 20/00462/LBC, dated 21 May 2020, was refused by notice dated 17 July 2020.
 - The development proposed is a single storey lean-to extension to form a loggia.
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Decision

1. Appeal A is allowed, and planning permission is granted for a single storey lean-to extension to form a loggia at 25 Beckside, Church Lane, Settrington, Malton YO17 8NP in accordance with the terms of the application, Ref 20/00461/HOUSE, dated 21 May 2020, subject to the conditions set out below:
 - 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: site plan, 19-1289-2.
 - 3) Before the covering of the roof is fixed, a sample of the proposed pantile shall be submitted to and approved in writing by the Local Planning Authority. The roof shall be completed in accordance with the approved material.
2. Appeal B is allowed, and listed building consent is granted for a single storey lean-to extension to form a loggia at 25 Beckside, Church Lane, Settrington, Malton YO17 8NP in accordance with the terms of the application, Ref 20/00462/LBC, dated 21 May 2020, subject to the conditions set out below:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.

- 2) Before the covering of the roof is fixed, a sample of the proposed pantile shall be submitted to and approved in writing by the Local Planning Authority. The roof shall be completed in accordance with the approved material.

Preliminary Matter

3. As the proposal is in a conservation area and relates to a listed building, I have had special regard to sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act).

Main Issues

4. The main issues are:
5. In respect of Appeals A and B:
 - The effect of the proposed extension on the special architectural and historic interest of 25 Beckside, a grade II listed building.
6. In respect of Appeal A only:
 - Whether or not the proposal would preserve or enhance the character and appearance of the Settrington Conservation Area

Reasons

Significance of listed building and conservation area

7. No 25 Beckside dates from c1800 and is constructed from squared stone with a pantile roof forming one of a pair. The original cottage was a simple rectangular structure with a central entry which had attached lean-to brick outbuildings. These have been removed and replaced with a two storey stone and pantile extension forming a T shape to the building which allows views of the original rear elevation of the building. The pair of cottages is one of a number of paired cottages constructed by Lady Henrietta and Sir Masterman Sykes, owners of the local Estate.
8. The significance of the listed building, in so far as it relates to these appeals is derived from its architectural and historic interest associated with the local Estate owners and in its modest, small cottage character which, despite the extension to the rear, remains in the traditional small simple form and scale with original materials.
9. The Settrington Conservation Area covers a small area around the greenspace alongside Settrington Beck designated as a Visually Important Undeveloped Area. On either side of Beckside are mostly semi-detached residential properties mainly constructed from stone with pantile roofs set in large, linear plots. Although there is some consistency of design in the dwellings originating as simple blocks of development, I saw that a number have extensions to the side and rear. The houses are set back from the beck and have large space between them creating an open, spacious character and appearance.
10. The significance of the CA relates to the number and appearance of the historic Estate properties, with a consistent use of materials and the buildings relationship to open space.

Effect on significance of listed building and CA

11. The proposed extension would form a timber framed lean to loggia structure with a pantile roof, within the re-entrant area between the two storey extension and the rear wall of the original building. It would be an open sided structure with four stained timber posts supporting a pantile roof. The roof would have an exposed truss with raking support struts from upright posts to the eaves.
12. While the structure would extend beyond the confines of the original part of the listed building, the simple open nature of the proposed extension, would mean that the original modest footprint of the listed building would still be legible as would most of the currently exposed rear elevation. The proposal would, therefore, clearly be read as a later subservient addition to the listed building.
13. Although stained oak posts would be introduced to the building, they would form a minimal visual addition with the roof covered with pantiles, integrating the extension with the existing building.
14. The relatively small size and height of the extension would mean that it would be subordinate to the existing dwelling and unobtrusive. As a result, it would not harmfully erode the consistency of building forms in the area. Furthermore, the spacious character between the property and its neighbour to the north would be maintained.
15. Even though the rear elevation of the property is as prominent as the front elevation, the proposed extension would have minimal visibility, given its size, the distance to nearest public vantage points and the fence/gate at the appeal property. I therefore find that the extension would not be harmful to the appearance of the building, would maintain the simple appearance of the historic buildings within the CA and would not be prominent in the streetscene.
16. Consequently, it would meet the requirements of the Settrington Design Statement which states that, in general, extensions should be subservient to the existing buildings and they should, where possible, use materials and fenestration that complements that of the existing building.
17. For the reasons above, I conclude that the proposal would preserve the special architectural and historic interest of 25 Beckside, a grade II listed building and the character and appearance of the Settrington Conservation Area. This would satisfy the requirements of the Act, paragraph 192 of the Framework and would not conflict with policies SP12, SP16 and SP20 of the Ryedale Plan-Local Plan Strategy 2013. These require, amongst other things that the distinctive parts of Ryedale's historic environment will be conserved and where appropriate enhanced. In addition, development will respect the character and context of the immediate locality and reinforce local distinctiveness. As a result, the proposal would be in accordance with the development plan.

Conditions

18. I have had regard to the condition suggested by the Council regarding the roofing material and consider it necessary to protect the historic interest of the listed building and the character and appearance of the area.
19. A condition relating to timeliness and one regarding plans on appeal A are necessary in the interests of certainty.

Conclusion

20. For the reasons given above I conclude that, the appeals should be allowed.

Zoe Raygen

INSPECTOR