
Appeal Decision

Site visit made on 1 December 2020

by A Blicq BSc (Hons) MA CMLI

an Inspector appointed by the Secretary of State

Decision date: 4 December 2020

Appeal Ref: APP/R2520/D/20/3262391

The Hollies, Hall Drive, Canwick, Lincoln LN24 2RG

- 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 Nigel Scopes against the decision of North Kesteven District Council.
 - The application Ref 20/0579, dated 21 July 2020, was refused by notice dated 18 September 2020.
 - The development proposed is erection of fence (Retrospective).
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Decision

1. The appeal is allowed and planning permission is granted for erection of fence, (retrospective), at The Hollies, Hall Drive, Canwick, Lincoln LN24 2RG in accordance with the terms of the application, Ref 20/0579, dated 21 July 2020, subject to the following condition:
 - 1) The development hereby permitted shall be carried out in accordance with the following approved plans: Plan Title LL392834, issued 14 August 2019 with fence layout shown in blue.

Main Issues

2. The main issues are whether the development would preserve the historic features, including setting, of the Grade II listed Canwick House, and the effects of the development on the character and appearance of the area.

Reasons

3. Canwick is a small discrete settlement situated a mile or so to the south of Lincoln city centre. The mix of period and listed buildings, including the Grade I listed Canwick Church, the Grade II listed Canwick Hall, and the imposing three storey brick Dower House, suggest that Canwick was formerly a landed estate. It has now been developed as a residential suburb but retains many original features and references to the past in its street names, as well as the juxtaposition of the aforementioned high status buildings with modest period cottages built in a distinct vernacular style.
4. Canwick House is a late 19th century red brick villa, built in a Queen Anne Revival Style. It was formerly a rectory and is located on a plot directly adjoining the 12th century church. Both are set back from Hall Drive on elevated ground. Canwick House's frontage now has a series of bungalows lining the drive, one of which is The Hollies.

5. The boundary treatments on Hall Drive include coursed limestone rubble walls of varying height, iron estate style fencing, brick walls and hedging. The extent and overall continuity of the limestone rubble boundary walls along one side of Hall Drive suggests that they delineated the former estate boundary.
6. At the vehicular entrance to Canwick House, gently curved limestone walls terminate in columns with stone finials. Beyond this entrance the wall continues around the corner to Montagu Drive. The construction and appearance of this boundary wall suggests that it predates Canwick House by some considerable period.
7. The style, ornamentation and fabric of Canwick House make it something of an anomaly in the area. Although built from red brick, as is the Dower House, its rather pretentious style is unrelated to any other building in the vicinity. Its style and materials are also wholly unrelated to the roadside rubble walls.
8. I conclude that the significance of Canwick House arises from its unique architectural style and intact historic fabric, as well as its proximity to the church which underlines its ecclesiastical and social function. There is also significance arising from its location relative to the underlying road layout. This appears to reinforce my reasoning that the church and Canwick House were contained within the former estate.
9. Historic England sets out that the importance of setting lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. The wall delineates the plot within which Canwick House was built. This contributes to the significance of Canwick House insofar as it reinforces its locational status and association with the former estate.
10. The fence is interwoven hazel stem panels attached at intervals to rounded posts, fixed behind the retaining wall. It does not obscure or particularly detract from visual appreciation the wall, which remains clearly legible as a separate feature. Nor is the wall's historic fabric reduced, altered or affected by the fence.
11. As such, I am satisfied that the fence is not detrimental to the appreciation of the wall or, consequently, to Canwick House's setting.
12. The limestone rubble boundary walls are key features in the street scene around Canwick. There is variation in height, coping detail and some stretches have been punctured to develop plots to the rear. However, despite these variations, the walls are unifying features within the village.
13. I acknowledge that woven hazel is not found anywhere else nearby, but it is a quality product with a semi-rural and artisanal appearance. It is permeable to light, and has an attractive rough texture. It is also likely that the hazel will change colour over time and become a host for moss, lichen and algae, particularly given its position beneath mature trees.
14. I acknowledge that a hedge would be more in keeping with other boundary features but the proximity of mature trees, including conifers, could hinder a hedge's growth. In any case, a healthy evergreen hedge would be a far more solid barrier and in principle could reach heights in excess of what is before me. Furthermore, this woven fence has a more transient appearance than an evergreen hedge. In any case, although a fairly bold feature, I am satisfied that the fence does not detract from the contribution the wall makes to the

street scene and that the wall remains a unifying feature, as required by the 1980 village appraisal.

15. Consequently, I am satisfied that the fence does not have a detrimental impact on the setting of Canwick House. Nor does it have an adverse effect on the character and appearance of the village. As such it is not contrary to Policies LP 17, 25 and 26 of the Local Plan which taken together are concerned with the protection of the historic environment, townscape and landscape and a requirement for high quality design. Nor is the development contrary to the provisions of Section 66(1) of the Planning (Listed Buildings and Conservation Areas) 1990 Act, or Sections 12 and 16 of the Framework which are concerned with design and the historic environment respectively.

Condition

16. Although this is a retrospective application I have imposed a condition in relation to the location and layout plans for the avoidance of doubt.

Conclusion

17. I conclude that the development would not be contrary to the provisions of the Act or the Framework, or relevant policies in the Local Plan. The appeal is allowed.

A Blicq

INSPECTOR