



Appeal Decision

Site visit made on 8 December 2020

by B Davies MSc FGS CGeol

an Inspector appointed by the Secretary of State

Decision date: 20 January 2021

Appeal Ref: APP/F1610/W/20/3255487

Grange Barn, 2 Farm Lane, Leighterton, Gloucestershire, GL8 8US

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Mr Simon Hatch against Cotswold District Council.
 - The application Ref 20/01180/FUL, is dated 26 March 2020.
 - The development proposed is a new two bay garage.
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Decision

1. The appeal is allowed and planning permission is granted for a new two bay garage at Grange Barn, 2 Farm Lane, Leighterton, Gloucestershire, GL8 8US in accordance with the terms of the application, 20/01180/FUL, dated 26 March 2020, subject to the conditions in the attached Schedule.

Preliminary matters

2. The Council has identified 'Small Barn' as a curtilage listed building formally associated with the grade II listed building Drew's Farmhouse. Section 1(5) of the Planning (Listed Buildings & Conservation Areas) Act 1990 defines the term 'listed building' and sets out that for the purposes of the Act, any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1 July 1948 shall be treated as part of the building. On the basis of the evidence before me and having regard to the terms of the Act, it must, therefore, be considered part of the listed building.

Main issues

3. Following submission of the appeal against non-determination, the Council has clarified the position it would have taken had it come to a decision on the planning application. The main issues are therefore the effect of the proposed development on:
 - The setting of the listed buildings at Grange Barn and Small Barn;
 - The character and appearance of the Leighterton Conservation Area.

Reasons

Setting of the listed buildings

4. The garage would be within the curtilage of Grange Barn, a grade II listed building. It would be approximately 5.8 metres from the external wall of the house. The Council confirmed that Listed Building Consent was not required because the proposed garage would not be physically attached to the listed building or any curtilage listed wall.
5. On the basis of the evidence before me, the significance of Grange Barn as a listed building lies, in part, in its structure and architectural detailing. The list description references a 7-bay barn with a central projecting porch to each side, dressed quoins and a stone slate roof. The building would be preserved, and features of architectural interest would not be harmed through the proposal.
6. Small Barn is a listed building to the rear side of Grange Barn, which used to serve as a garage to the property. The Council describe Small Barn as a modest, linear building to the rear of the host house constructed of coursed rubble limestone, with tallet steps. The proposal would not affect these features.
7. The significance of the barns also lies in their relationship with the wider Drew's Farmhouse group. I do not have information before me to assess the full extent and significance of the group. Based on the evidence and my observations, I conclude that the more architecturally impressive western elevation of Grange Barn would have faced the group of farm buildings. Small Barn and other buildings enclosed a central yard, which would have provided a focus point and the main access to the complex.
8. The yard is now a garden and this cluster of buildings is by-passed by the modern Farm Road cul-de-sac to the rear. However, these buildings retain their intervisibility, which I consider to be an important element of the setting.
9. I note that the houses on the opposite side of the cul-de-sac are likely to be contemporary with the farm group, but I do not have details before me to assess this relationship further. A degree of intervisibility remains, but the relationship has to some extent been severed by the introduction of a modern road in-between.
10. Grange Barn would retain its original strongly agricultural character, by virtue of its structure and architectural detailing. The garage would clearly be a domestic structure, but this would be within an already domesticised area, given the context of a neat lawn, gravel driveway and domestic paraphernalia. In addition, the large size of Grange Barn means that it would continue to dominate the plot, and the elements that convey its agricultural origins would not, in my opinion, be harmed.
11. The proposed garage would be behind the central group of farm buildings and would not interrupt intervisibility between them. Even if the houses on the opposite side of the cul-de-sac are part of the original group, the proposed garage would be beyond the built-up core and would not interrupt the intervisibility between these either. I consider that this important element of the group's relationship would therefore be maintained.
12. The proposed garage would partly obscure views of the Small Barn from Farm Road. I do not find that viewing the buildings via this gap from the modern cul-de-sac, nor openness, are important elements of the setting of the farm

buildings. I therefore do not find harm to the significance of the setting from this.

13. For these reasons, I do not consider that the proposal would adversely affect the setting of the listed buildings, their significance or the ability to appreciate them.
14. The setting of Grange Barn and Small Barn would be preserved and there would be no conflict with Policy EN10 of the Cotswold District Local Plan (2011 – 2031)¹ (LP), which requires that development sustains and enhances the character, appearance and significance of designated heritage assets and their settings. In coming to this conclusion, I have considered the duty under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the listed building or its setting.

Character and appearance of conservation area

15. The site is in the Leighterton Conservation Area (CA). A heritage statement is not available, but a map of the area has been provided by the Council. This shows that the CA includes much of the historical core of the village. I consider that the appeal site contributes to the significance of the CA through its history, in clearly having been a prestigious building attached to an important farmstead in the area, and in its preserved architecture.
16. Public views of the intricate architectural detailing on the front of the barn are from the west, along Back Lane. The other 3 sides of Grange Barn are prominent when viewed from the modern cul-de-sac of Farm Lane, and it makes a positive contribution to the CA from all of these aspects.
17. The main view of Small Barn is across the appeal site, to the northern side of Grange Barn. Otherwise, it is only glimpsed from Back Lane, and the side elevation from the end of Farm Lane. The view of Small Barn across the appeal site also makes a positive contribution to the CA.
18. Development in the area is tightly grained and this has led to an interesting and varied roofscape, which also contributes positively to the character and appearance of the area.
19. The appeal site is adjacent to the modern cul-de-sac, which is also in the CA. This is characterised by detached, Cotswold stone buildings of a similar age to the barns. I observed that most of these have a detached garage building associated with them, generally of a similar structure to that proposed. The placement of these is variable, and I observed garages both towards the front of houses and close to the road. Many of these are not original structures, but they have been sympathetically designed, and contribute to the attractive roofscape.
20. The view of 2 elevations of Grange Barn would be changed by the proposed development. The north gable end is described as plain except for rows of pigeonholes with perches, the east side as having a central gabled porch with datestone. Neither of the characteristic architectural features would be occluded by the proposal and the building would still read as a prestigious,

¹ Adopted 3 August 2018

agricultural barn. In this respect, I do not find views across the CA to be harmed by the proposal and I conclude that the effect would be neutral.

21. Views of Small Barn from Farm Lane would be reduced by the development. However, this view is already constrained by other development and intervening stone walling, and, given that a view of Small Barn in the context of Grange Barn would remain, I do not consider a further reduction in this to be harmful, and the effect would be neutral.
22. The proposal reflects the characteristic single-storey, ancillary garage structure associated with most houses in this part of the CA. The design of the roof would be in keeping with those seen elsewhere and would blend with the roofscape. I consider that the effect of this would be neutral, and therefore would preserve the significance of the asset.
23. Policy EN11 of the LP requires that development in CAs does not result in the loss of garden areas, which make a valuable contribution to the character and appearance of the area. The appeal site comprises a small lawn to the side of the house and does not contribute to the significance of the CA nor character and appearance of the area. I therefore do not find loss of the garden area harmful.
24. I do not find that there would be any harm to Leighterton Conservation Area, nor its setting. I therefore do not find conflict with Policy EN2 of the LP, which states that proposals should respect the character and distinctive appearance of the locality, nor Policy EN11, which requires that development affecting a CA must preserve and, where appropriate enhance, the special character and appearance of the CA. In coming to this conclusion, I have considered the duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of the CA.

Conditions and conclusion

25. The conditions set out in the accompanying schedule are based on those suggested by the Council. Where necessary I have amended the wording in the interests of precision and clarity, and in order to comply with advice in the PPG.
26. In addition to the statutory time limit I have imposed a condition to secure accordance with the approved plans in the interests of certainty. I have included 4 conditions regarding finishing materials, which I consider necessary and reasonable to preserve the character and appearance of the CA.
27. I have not found harm from the proposal to designated heritage assets. For the reasons above, and having regard to all other matters raised, the appeal should be allowed.

B Davies

INSPECTOR

Schedule of Conditions

- 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:
 - Existing Drawings (2010-E002, Revision P01), dated 19 March 2020
 - Proposed Drawings (2010-P002, Revision P01), dated 17 March 2020
- 3) No development of external walls or roof shall take place until samples of all external facing materials have been submitted to and approved by the local planning authority in writing. The relevant works shall be carried out in accordance with the approved sample details.
- 4) No development of external walls shall take place until a sample panel of the materials to be used in the construction of the external surfaces shall have been prepared on site for inspection and approved in writing by the local planning authority. The sample panel shall be at least 1 metre x 1 metre and show the proposed material, bond, pointing technique and palette of materials (including roofing, cladding and render) to be used in the development. The development shall be constructed in accordance with the approved sample, which shall not be removed from the site until completion of the development.
- 5) No bargeboards or eaves fascias shall be used in the proposed development.
- 6) The garage doors hereby approved shall be of vertically boarded timber doors with side hung painted hinges and left untreated to weather naturally