The Planning Inspectorate

Appeal Decisions

Site visit made on 27 April 2021

by S Edwards BA MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 01 June 2021

Appeal A Ref: APP/N1730/W/20/3264118
The White House, 36 High Street, Odiham, Hook RG29 1LG

- 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 and Mrs R Friend against the decision of Hart District Council.
- The application Ref 20/00319/HOU, dated 4 February 2020, was refused by notice dated 23 September 2020.
- The development proposed is conversion of existing outbuilding to form a games room to the northern part and a gym with office space to the south. Replacement of existing timber doors and insertion of glazed screens. Creation of new internal openings. Re-configuration of existing w.c./store area and insertion of timber studwork.

Appeal B Ref: APP/N1730/Y/20/3264125
The White House, 36 High Street, Odiham, Hook RG29 1LG

- 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 and Mrs R Friend against the decision of Hart District Council.
- The application Ref 20/00320/LBC, dated 4 February 2020, was refused by notice dated 23 September 2020.
- The works proposed are conversion of existing outbuilding to form a games room to the northern part and a gym with office space to the south. Replacement of existing timber doors and insertion of glazed screens. Creation of new internal openings. Re-configuration of existing w.c./store area and insertion of timber studwork.

Decisions

1. Appeal A is allowed, and planning permission is granted for conversion of existing outbuilding to form a games room to the northern part and a gym with office space to the south. Replacement of existing timber doors and insertion of glazed screens. Creation of new internal openings. Re-configuration of existing w.c./store area and insertion of timber studwork at The White House, 36 High Street, Odiham, Hook RG29 1LG, in accordance with the terms of the application, Ref 20/00319/HOU, dated 4 February 2020, and the plans submitted with it, subject to the attached Schedule of conditions.

2. Appeal B is allowed, and listed building consent is granted for conversion of existing outbuilding to form a games room to the northern part and a gym with office space to the south. Replacement of existing timber doors and insertion of glazed screens. Creation of new internal openings. Re-configuration of existing w.c./store area and insertion of timber studwork at The White House, 36 High Street, Odiham, Hook RG29 1LG, in accordance with the terms of the application, Ref 20/00320/LBC, dated 4 February 2020, and the plans submitted with it, subject to the attached Schedule of conditions.

Application for costs

3. An application for costs was made by Mr and Mrs R Friend against Hart District Council. This application is the subject of a separate Decision.

Preliminary Matters

4. The proposed development and works relate to a curtilage listed building located within a conservation area, and I shall therefore have special regard to sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act).

5. Both appeals relate to the same site, and I shall consider the Council's decisions to refuse planning permission and listed building consent in a single document, given their similarities, and in the interests of brevity.

6. The description of the proposed development and works as detailed on the application form has been amended in subsequent documents. I have adopted the description included within the decision notices, which sets out the extent of the proposed development and works more precisely.

Main Issue

7. The main issue is whether the proposed development and works would preserve the significance of the curtilage listed stable and coach house, but also the Grade II* listed building known as The White House, as derived from its setting.

Reasons

8. The White House is a prestigious Grade II* listed property which, according to the listing description dates from 1812. It sits prominently along the High Street, at the heart of the Odiham Conservation Area. The significance of this listed building is primarily derived from its architectural and historic interest as a property of status, which retains many of its defining features. The elegant façade, which is set back from the High Street, is characterised by the strong symmetry of its detailing, with a central Greek Doric porch flanked by ground and first floor sash windows.

9. Within the courtyard sited to the side of the listed building, a stable and coach house building was erected between 1840 and 1871, along the site's eastern boundary. It is classified as a curtilage listed building under Section 1(5) (b) of the Act. Whilst it may not have been considered worthy of being listed in its own right, its preservation nevertheless carries the same considerable importance and weight as the principal listed building.

10. With its clay tile roof and dentilled eaves, this single storey painted brick structure retains much of its original character. The detailed design and features which define the former stable and coach house building, but also its layout, clearly indicate that it was constructed as a functional and ancillary structure associated with the White House.

11. Internally, the building is physically divided into two rooms by a wall which may have been constructed between 1840 and 1871. The surviving scar on the eastern wall of the northern room suggests that the building historically comprised three sections. The southern part of the building remains of greater interest, by reason of the surviving features, which act as reminders of its

original use, including match boarding to the stable walls, circular cast-iron ventilation grille, water trough and stable stall.

12. Overall, the significance of this curtilage listed building resides largely in its simpler form and detailing, and the inherent deference it holds in respect of the White House. As a key component of its setting, the stable and coach house block adds to the significance of the White House and contributes to an understanding and appreciation of the special interest of the listed building as a townhouse of status.

13. The stable and coach house building, which appears to be presently largely used for domestic storage, is in a deteriorating condition. Planning permission[1] and listed building consent[2] have recently been granted for the conversion of the premises into a games room and gym with office space. The less than substantial harm identified by the Council was found to be outweighed by the public benefits associated with the conversion, in allowing a use which would be more likely to result in good maintenance of the structure.

14. In many respects, the appeal proposal would be identical to the consented scheme. However, the proposed development and works also seek to create an additional opening internally between the former stables and coach house. Despite the extensive nature of the works required to enable the conversion of the former stable and coach house (the majority of which have already been approved by the Council), the curtilage listed building would retain a relatively plain appearance. And as a number of defining features, internal partitions and external openings are proposed to be retained as part of the appeal scheme, it would still be possible to appreciate the building's historic layout and use, but also its physical and functional subservience to The White House.

15. Whilst the proposed development and works would engender a limited loss of historic fabric and alter the character of the former stables and coach house, this would not give rise to material harm. I am therefore satisfied that, overall, the appeal scheme would preserve the significance of the curtilage listed building and the White House, as derived from its setting.

16. Accordingly, I find no conflict with Policies NBE8 and NBE9 of the Hart Local Plan (Strategy and Sites) 2032[3], Saved Policy GEN1 of the Hart Strategy and Sites Local Plan 2032, Policy 5 of the Odiham and North Warnborough Neighbourhood Plan[4] and Section 16 of the Framework. Amongst other things, these seek to ensure that proposals are of a high quality design and conserve or enhance heritage assets and their settings, taking account of their significance. For the same reasons, I am satisfied that the appeal scheme would accord with Sections 16(2) and 66(1) of the Act.

Other Matters

17. No concerns have been raised by the Council regarding the effect of the proposal on the Odiham Conservation Area, and there are no reasons for me to reach an alternative view. The curtilage listed building is not widely visible within the public realm, as it is set back from the road frontage and partially screened by no 32 High Street. Accordingly, I am satisfied that the proposed

[1] Local Planning Authority Reference 20/00332/HOU.
[2] Local Planning Authority Reference 20/00333/LBC.
[3] Adopted April 2020.
[4] Adopted June 2017.

development and works would preserve the character and appearance of the Conservation Area, and thus its special interest.

Conditions

18. I have considered the conditions suggested by the Council, making minor amendments where necessary, to ensure compliance with the relevant tests as set out in paragraph 55 of the National Planning Policy Framework and the national Planning Practice Guidance[5]. The appellants have confirmed their agreement to the pre-commencement condition required for Appeal A.

19. In addition to the standard time limit, I shall impose a condition in respect of Appeal A specifying the relevant drawings which the development must accord with, in the interests of certainty and to provide clarity. A condition restricting the use of the building to incidental and ancillary purposes to the main residential use of the White House is also considered necessary.

20. Conditions regarding materials, detailing and services are required to preserve the architectural and historic interest of the curtilage listed building, but also the setting of the White House. For the same reasons, I shall impose conditions requiring the submission of Method Statements and further details of the internal works. Given that the detailed execution of the works is critical to safeguard the special interest of the curtilage listed building, some of the conditions require the submission of details prior to the commencement of the development and works.

Conclusion

21. For the reasons detailed above, and having regard to all other matters raised, I conclude that both appeals should be allowed.

S Edwards

INSPECTOR

SCHEDULE OF CONDITIONS

List of conditions for Appeal A Ref: APP/N1730/W/20/3264118

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: 190509-101, 190509-102, 190509-103 Rev A.

3) Notwithstanding the submitted details, and prior to their installation, 1:20/1:50 (whichever is appropriate) scale elevations and section drawings of all new windows, doors and glazing panels in situ (including

[5] Paragraph: 003 Reference ID: 21a-003-20190723.

details such as glazing bars, reveals, materials and finishes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

4) Prior to commencement of the development, details and samples of bricks, brick bond and mortar for the cavity wall, timber match boarding and replacements for any broken roof tiles shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

5) Prior to installation of rainwater goods, details and samples of the rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

6) The development hereby permitted shall not be occupied other than for purposes incidental and ancillary to the residential use of the host dwelling known as The White House, 36 High Street, Odiham. No part of the building shall be let, sub-let, sold or otherwise severed from the host dwelling or occupied as an independent dwelling.

List of conditions for Appeal B Ref: APP/N1730/Y/20/3264125

1) The works authorised by this consent shall begin not later than 3 years from the date of this consent.

2) Notwithstanding the submitted details, and prior to their installation, 1:20/1:50 (whichever is appropriate) scale elevations and section drawings of all new windows, doors and glazing panels in situ (including details such as glazing bars, reveals, materials and finishes) shall be submitted to, and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

3) Prior to commencement of the construction works, details and samples of bricks, brick bond and mortar for the cavity wall, timber match boarding and replacements for any broken roof tiles shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

4) Prior to commencement of the construction works to the internal elements of the building, details of the proposed internal alterations, including but not limited to, the new opening, flooring, pipework, flues and vents shall be submitted to, and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

5) Prior to installation of rainwater goods, details and samples of the rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

6) Prior to the creation of the opening between the kitchenette and games room, and the north and south sections, a Method Statement detailing the works, including tools to be used, to create the openings and make good the surrounding brickwork, shall be submitted to and approved in

writing by the Local Planning Authority. The works shall thereafter be implemented in accordance with the approved Method Statement.

7) Notwithstanding the submitted details, and prior to its installation, details of the proposed insulation (floor, wall and ceiling) shall be submitted to, and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

8) Notwithstanding the submitted details, and prior to its installation, details of the proposed stud wall, including any attachment to the building, together with 1:20 scale drawings of how the water trough and stall partition will be treated in relation to the wall, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

9) Prior to the removal of the vertical tongue and groove 'matchboard', a Method Statement, including details of the tools to be used, the removal and re-attachment of the 'matchboard' shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

10) Notwithstanding the submitted details, and prior to the commencement of works to the roof, a Method Statement of all alterations to the existing roof including any making good of the roof and affixation of timber framework to the building shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

11) Notwithstanding the submitted details, the existing historic water trough, tying ring, low timber partition (stable stall divide) and ventilation grille are to remain in situ.

END OF SCHEDULE