



Appeal Decisions

Site visit made on 25 May 2021

by Tom Gilbert-Wooldridge BA (Hons) MTP MRTPI IHBC

an Inspector appointed by the Secretary of State

Decision date: 10 June 2021

Appeal A Ref: APP/X1925/W/20/3253958

Rose Cottage, High Street, Gosmore SG4 7QQ

- 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 C Eades against the decision of North Hertfordshire District Council.
 - The application Ref 20/00016/FPH, dated 19 December 2019, was refused by notice dated 29 April 2020.
 - The development proposed is a rear single storey extension.
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Appeal B Ref: APP/X1925/Y/20/3253954

Rose Cottage, High Street, Gosmore SG4 7QQ

- 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 C Eades against the decision of North Hertfordshire District Council.
 - The application Ref 20/00017/LBC, dated 19 December 2019, was refused by notice dated 29 April 2020.
 - The works proposed are the same as Appeal A.
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Decision Appeal A

1. The appeal is allowed and planning permission is granted for a rear single storey extension at Rose Cottage, High Street, Gosmore SG4 7QQ in accordance with the terms of the application, Ref 20/00016/FPH, dated 19 December 2019, subject to the following 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: 2019 06 SUR 100, 2019 06 SUR 200, 2019 06 PL 100 and 2019 06 PL 200.
 - 3) The roof shall be covered with a single ply membrane finish and the doors shall be powder-coated aluminium. The bricks to be used for the raised boundary wall shall match the existing wall in terms of colour, texture and size and shall be carried out in Flemish bond.

Decision Appeal B

2. The appeal is allowed and listed building consent is granted for a rear single storey extension at Rose Cottage, High Street, Gosmore SG4 7QQ in accordance with the terms of the application Ref 20/00017/LBC dated 19 December 2019 and the plans submitted with it subject to the following conditions:

- 1) The works authorised by this consent shall begin not later than 3 years from the date of this consent.
- 2) The roof shall be covered with a single ply membrane finish and the doors shall be powder-coated aluminium. The bricks to be used for the raised boundary wall shall match the existing wall in terms of colour, texture and size and shall be carried out in Flemish bond.

Main Issue

3. The main issue for both appeals is the effect of the proposal on the special interest of the Grade II listed building at Rose Cottage and the character and appearance of Gosmore Conservation Area

Reasons

4. Rose Cottage is a Grade II listed building dating from the early 18th century. The list description refers to it being divided into two houses, but it is clear from the plans and my site visit that the building today is a single dwelling. It is a chequered red brick two storey property with a slate roof. The front elevation is broadly symmetrical. At the rear, two storey additions from the 19th century have been added either side of a rear stair tower. From the outside, the tower is only readily apparent from brickwork at first floor level and the rear dormer above. While the tower's age is disputed, it forms an integral feature of the building. An early 21st century single storey rear extension with lean-to roof covers approximately half of the historic rear elevation at ground floor including part of the tower. The building occupies a prominent location on the corner of the High Street and Mill Lane.
5. The special interest and significance of the listed building includes its architectural and historic qualities as an 18th century property that has retained external features and has been extended in a number of phases. The 21st century extension is modest in scale and design and does not detract from the overall composition of the building at the rear including views from Mill Lane.
6. Gosmore Conservation Area covers the historic core of the village. It is characterised by a range of historic buildings including those of similar design and materials to Rose Cottage. There is considerable open space within the conservation area and it has a strong rural character and appearance that greatly informs its significance. Rose Cottage makes a positive contribution to the conservation area due to its attractive architectural and historic features and its prominent corner location.
7. The proposed extension would cover up the remaining part of the historic rear elevation at ground floor including the stair tower. However, it would be modest in scale and design with a simple flat roof and a shorter depth than the existing 21st century extension. The aluminium sliding doors would contrast with existing timber casement windows but they would be an honest feature that would complement the extension's modern design. As such, the extension would not be visually obtrusive or an unfortunate juxtaposition.
8. The stair tower is already hard to discern at ground floor and it would still be possible to see the upper portions including the dormer. As a consequence, the extension would not detract from the overall composition of the building at the rear or impair views from Mill Lane. Materials would be sympathetic to the rest of the property and little historic fabric would be affected. Therefore, the

proposal would not harm the significance of either the listed building or the conservation area.

9. I note that the Council's conservation officer previously objected to a larger single storey rear extension in 2003. However, this appears to have related to a different design and was amended before permission was granted for the existing extension. In any case, I have assessed the proposal and have found it would be acceptable. Thus, there is no need for me to consider any alternative approach such as the one put forward by the Council that would reduce the existing extension and have two extensions either side of the stair tower.
10. In conclusion, the proposal in both appeals would preserve the special interest of the listed building at Rose Cottage and the character and appearance of Gosmore Conservation Area. Therefore, it would accord with Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, where special regard and attention shall be paid to preserving listed buildings and conservation areas. It would also accord with Policy HE1 of the emerging North Hertfordshire Local Plan 2011-2031 which seeks to secure the conservation and preserve the significance of designated heritage assets. Finally, the proposal would satisfy Section 16 of the National Planning Policy Framework which seeks to sustain the significance of heritage assets.

Conditions

11. In addition to the standard time limit conditions for both appeals, I have specified the approved plans in Appeal A for clarity and compliance. A condition on both appeals specifying external details is necessary to ensure the extension has an acceptable impact on the listed building and conservation area. I have removed the wording suggested by the Council that would allow it to agree in writing changes to these details because this could result in material amendments without following the statutory processes.

Conclusions

12. For the above reasons, I conclude that both appeals should be allowed.

Tom Gilbert-Wooldridge

INSPECTOR