
Appeal Decisions

Site visit made on 26 May 2021

by Jillian Rann BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 06 July 2021

Appeal A: APP/L3245/W/21/3267652

Rangers Lodge, White House junction A442 to Hill Cottage junction, Marchamley SY4 5LE

- 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 Andrew Long against the decision of Shropshire Council.
 - The application Ref 20/03802/FUL, dated 21 September 2020, was refused by notice dated 3 November 2020.
 - The development proposed is described as: 'revision of the approved extension to a pitched slate roof at Rangers Lodge'.
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Appeal B: APP/L3245/Y/21/3267651

Rangers Lodge, White House junction A442 to Hill Cottage junction, Marchamley SY4 5LE

- 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 Andrew Long against the decision of Shropshire Council.
 - The application Ref 20/03803/LBC, dated 21 September 2020, was refused by notice dated 3 November 2020.
 - The works proposed are described as 'revision of the approved extension to a pitched slate roof at Rangers Lodge'.
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Decision

Appeal A

1. The appeal is allowed and planning permission is granted for erection of a single storey extension and alterations at Rangers Lodge, White House junction A442 to Hill Cottage junction, Marchamley SY4 5LE in accordance with the terms of the application, Ref: 20/03802/FUL, dated 21 September 2020, subject to the conditions in the attached schedule.

Appeal B

2. The appeal is allowed and listed building consent is granted for erection of a single storey extension and alterations at Rangers Lodge, White House Junction A442 to Hill Cottage junction, Marchamley SY4 5LE in accordance with the terms of the application Ref: 20/03803/LBC, dated 21 September 2020, and the plans submitted with it, subject to the conditions in the attached schedule.

Preliminary Matters

3. The descriptions in the banner headings for each appeal are taken from their respective application forms. The descriptions in my decisions are based on those used on the Council's decision notices and in its publicity. However, I have amended them to more accurately describe the development and works proposed. Therefore, and as I have sought comments on them from the main parties, I am satisfied that no party would be prejudiced by my amending the descriptions.
4. The Council has raised concerns that the proposed site plan does not include the footprint of an existing conservatory (which the Council refers to as 'unauthorised') within the hatched area showing the footprint of the proposed extension. However, on the basis of the drawings submitted, which include detailed floor plan and elevation drawings, I am satisfied that the nature and extent of the proposal are clear including with regard to the footprint and location of the proposed extension.
5. The appeals relate to a Grade II listed building, Rangers Lodge. The Council's report refers to, but does not specifically identify harm to, other nearby listed buildings. However, I am mindful of my statutory duties under sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. I have considered the appeal accordingly, having regard to the evidence before me and my own observations.
6. The site is located within a Grade I registered park and garden known as 'Hawkstone'. I have also taken that into account in considering the proposal.

Main Issues

7. The main issue is the effect of the proposal on the special interest of the grade II listed building, Rangers Lodge, and any of the features of special architectural or historic interest that it possesses.

Reasons

8. Rangers Lodge is a large house built in the early 19th century and altered in the mid-19th century, with further alterations and an extension added in the early 20th century (the 1928 extension). The earlier part of the building is an imposing structure, two storeys high with a square plan form, hipped roof and regular, formal, ordered elevations with sash windows set within full height recesses with arched tops at first floor level. The 1928 extension, to the east of the building, is single storey in height, also with a hipped roof.
9. The house was historically part of the Hawkstone Hall estate. It is situated in large gardens, themselves surrounded by open land which was also formerly within the Hawkstone Hall estate and which, together with Rangers Lodge itself, is within the Hawkstone registered park and garden. Elevated above its garden to the north, the building is a prominent and imposing feature in views from that adjacent garden.
10. There is an existing single storey detached garage to the north of the 1928 extension, which also has a hipped roof. That garage and the 1928 extension are subordinate to the older, two storey part of the building in height and simpler in detailing. As such, they preserve the visual primacy of the older part of the building.

11. Insofar as it relates to this appeal, the special interest of the listed building is drawn from its historic connections to Hawkstone Hall and its estate and from its historic plan form and the architectural quality and detailing of its elevations.
12. A single storey extension is proposed, which would connect the main house and 1928 extension to the existing detached garage. The extension would project from the corner of the 19th century part of the building, across part of the adjacent patio and alongside the rear of the detached garage, finishing just beyond that existing outbuilding. Part of it would also extend into the area between the 1928 extension and the garage.
13. The part of the extension closest to the existing house would have a flat roof. The section adjacent to the existing garage would have a hipped roof, slightly higher than that of the garage. However, it would still be much lower than, and would appear subservient in height and scale to, the substantial two storey part of the main house. Furthermore, that taller part of the extension would be located furthest from the main house and the lower, flat-roofed intervening link section would serve to preserve a sense of visual separation and distinction between it and the main part of the listed building. Consequently, the hipped roof would not appear unduly dominant in the context of the main house. The distinctive square plan form of the 19th century part of the building would also remain legible due to the separation that would remain between it and that taller part of the extension.
14. The hipped roof part of the extension would be seen alongside the hipped roof of the adjacent garage. From some points it would also be seen in the context of the 1928 extension's hipped roof. However, its form would be sympathetic to those existing hipped roofs and to the hipped roof form of the main building and it would not appear incongruous in that context. Nor would it create an untidy or unduly complex roof form or an awkward visual relationship, even when viewed in conjunction with those adjacent hipped roof forms. Therefore, and given the separation that the intervening flat-roofed section would preserve between the hipped roof part of the extension and the two storey, 19th century part of the main house, it would not result in a discordant addition or distract attention away from the elevations or architectural detailing of the main house.
15. The hipped roof part of the extension would project slightly in front of the north eastern elevation of the two storey part of the main building. However, it would only do so to a very limited degree, and not to the extent that it would disrupt or obstruct the ordered architectural detailing of that north eastern elevation or otherwise appear intrusive, even with the hipped roof proposed.
16. Therefore, I conclude that the proposal would not harm the special interest of the grade II listed building, Rangers Lodge, or any of the features of special architectural or historic interest that it possesses. It would not conflict with Policies CS6 and CS17 of the Shropshire Local Development Framework: Adopted Core Strategy or Policies MD2 and MD13 of the Shropshire Council Site Allocations and Management of Development Plan. Amongst other things, those policies require development to be designed to a high quality, to be appropriate in scale and design, and to protect and enhance the area's historic environment and heritage assets. It would also accord with the National Planning Policy Framework which requires that great weight be given to the conservation of

heritage assets when considering the effect of a proposed development on their significance.

Other Heritage Assets

17. The site is within the grade I registered park and garden, 'Hawkstone', which includes the former gardens, parkland and pleasure grounds of the historic Hawkstone Hall estate. As well as the formal gardens around the Hall, the parkland contains historic pleasure grounds including follies, cliffs and a grotto within woodland, which contribute to its significance. However, those features and areas are located in the western part of the park, some distance from the appeal site. Although some historic parkland features such as trees remain in the eastern part of the former park, those areas around the site are now predominantly in agricultural use and laid out as large fields. The extension would be visible from parts of the registered park, including some of those fields around the site. However, it would be small in scale and read as a domestic extension to Rangers Lodge, an existing dwelling located in its own enclosed gardens, separate from the fields within the former parkland around it. In that context, the extension would not harm the character or appearance of the Registered Park or its significance.
18. Rangers Lodge has historic associations with the Grade I listed Hawkstone Hall. However, the proposal would appear as a subservient domestic extension which would be read in the context of the self-contained residence, Rangers Lodge. Therefore, and given the separation distance between the site and the Hall itself, the scheme would not affect or harm the setting of Hawkstone Hall.
19. Although the site has historic links to Hawkstone Hall, it does not have direct links to other listed structures which form part of the Hall's gardens and pleasure grounds, which are associated with the Hall itself, not with this former lodge within its grounds. Therefore, and given its scale and separation from those other listed structures, the proposal would not affect their settings.

Other Matters

20. Planning permission and listed building consent have previously been granted for an entirely flat-roofed extension with a similar footprint to that now proposed. Nonetheless, I have considered the proposal before me on its own planning merits and I find it acceptable for the reasons given.

Conditions

21. I have had regard to the conditions suggested by the Council and have revised the wording in some respects for clarity and precision.

Appeal A

22. I include a condition specifying the approved plans, for certainty. A condition requiring details and samples of external materials is necessary to ensure that the appearance of the extension is to an appropriately high standard.

Appeal B

23. As the formal decision above refers to the plans submitted with the application for listed building consent, a condition specifying the approved plans is not necessary.

24. Conditions requiring details of the external materials, roof construction and external windows and doors are necessary to ensure that the appearance and construction of the extension is to an appropriately high standard. A condition specifying materials for the rainwater goods and a condition requiring other work, including any work of making good, to match the existing are necessary for the same reason.

Conclusion

Appeal A

25. The proposed development would accord with the development plan taken as a whole. There are no material considerations that indicate that the decision should be made other than in accordance with the development plan. Therefore, I conclude that the appeal should be allowed.

Appeal B

26. For the reasons given, I conclude that the appeal should be allowed.

Jillian Rann
INSPECTOR

Schedules of Conditions

Appeal A

- 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: Location Plan drawing number 1180-01; Site Plan drawing number 1180-02; Proposed Ground Floor Plan drawing number 1180-19 revision H; Proposed SE NE Elevations drawing number 1180-20 revision F; Proposed NW Elevation drawing number 1180-21 revision D.
- 3) No works above ground level shall commence until details and samples of all external walling and roofing materials have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the details thereby approved.

Appeal B

- 1) The works authorised by this consent shall begin not later than 3 years from the date of this consent.
- 2) No works shall commence until details and samples of all external walling and roofing materials have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the details thereby approved.
- 3) No works shall commence until details of all external windows and doors and any other external joinery have been submitted to and approved in writing by the local planning authority. The submitted details shall include full size details, 1:20 sections and 1:20 elevations of each joinery item, which shall be indexed on copies of the approved elevation drawings. The works shall be carried out in accordance with the details thereby approved.
- 4) No works shall commence until details of the roof construction of the extension including details of the eaves, undercloaks, ridges, valleys and verges have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the details thereby approved.
- 5) All gutters, downpipes, soil and vent pipes and other external plumbing shall be of cast iron or cast aluminium.
- 6) All new external and internal work and finishes and any work of making good shall match existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where shown otherwise on the approved drawings.