



Appeal Decision

Site visit made on 2 August 2021

by Cullum J A Parker BA(Hons) MA MRTPI MCMI IHBC

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 20 AUGUST 2021

Appeal Ref: APP/N1160/Y/21/3268605

23 Clarence Place, Stonehouse, Plymouth, PL1 3JW

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (PLBCA) against a refusal to grant listed building consent.
 - The appeal is made by Mr Paul Wooldridge against the decision of Plymouth City Council.
 - The application Ref 20/01074/LBC, dated 16 July 2020, was refused by notice dated 8 October 2020.
 - The works proposed are described as '*Replace existing windows to the first-floor kitchen and landing to double glazed sash windows side elevation and change the ground floor window to new entrance door to first floor flat in line with the 1961 grant aid application.*' (sic)
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Decision

1. The appeal is dismissed.

Main Issue

2. Whether the proposed works would preserve the listed building or any features of historical or architectural interest.

Reasons

3. The appeal site comprises an end of terrace grade II listed building; located within a conservation area. The Appellant's statement indicates that that building has been subdivided into flats. The street scene is formed of terraced dwellings laid out in a planned manner, with cobbled lanes to the rear of the terraces. Within the conservation area there is a mixture of window materials used including relatively plain upvc top hung windows through to, more contemporaneous for older buildings, timber sliding sash windows. It is from features such as these that the significance of the wider conservation area derives.
4. Similarly, the retained historical features at the listed building – such as painted timber 2 over 2 sliding sash windows and the architrave surrounding of the principal door facing onto Clarence Place – contribute positively to the significance of the listed building.
5. In the main, the proposal seeks the installation of double-glazed sash window and the creation of a new entrance door on the elevation facing the highway known as Adelaide Street Ope. The appellant considers that this new doorway would help improve surveillance of the street and that the alterations would

- improve the EPC rate for the first floor flat (which is currently G); the latter of which would not be acceptable for a rented building if it was not listed.
6. However, the details of the proposed replacement windows show features which would detract from the historical and architectural significance of the listed building. For example, the drawings labelled as 'Kitchen Existing/proposed Elevation and Section 1:20' show a proposed sliding sash window with clearly physically separate horns whereas typically these would appear as a single entity by being painted over on timber windows. Details such as these would be ahistorical and discordant additions to the listed building, and therefore would fail to preserve the listed building.
 7. In terms of the proposed side door onto Adelaide Street Ope, it is unclear as to what form the proposed steps (which appear to fall outside of the red line and possibly on the public highway in the form of the narrow footpath) would take or the materials used. Moreover, as the Local Planning Authority point out, the lack of any detailed historic assessment of the building (as advised by Paragraphs 192 and 194 of the *National Planning Policy Framework 2021*), means that it is difficult to assess how the insertion of this door would affect the internal layout of the listed building. In particular, whether such changes would be at odds with the historical internal layout of the listed building.
 8. Taken in the round, I find that the proposed works would have a negative impact on the Grade II listed building and would fail to preserve the character or appearance of the conservation area. In doing so, it would fail to preserve the special interest of the listed building, which I attach considerable importance and weight to. Whilst the proposal would result in no more than less than substantial harm, this would not be outweighed by the public benefits arising from the proposal which include those cited by the appellant such as increased street surveillance and improved energy efficiency.
 9. Accordingly, the proposal would fail to preserve special interest of the listed building; consideration which is required under Section 16(2) of the PLBCA, would fail to preserve the character or appearance of the conservation area, and would be contrary to Policy DEV21 of the *Plymouth and South West Devon Joint Local Plan 2019* which seek similar aims.
 10. For the reasons given above, I conclude that the appeal should fail.

Cullum J A Parker

INSPECTOR