



Appeal Decision

Site Visit made on 1 September 2021

by M Chalk BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17th September 2021

Appeal Ref: APP/J0405/D/21/3272287

Sharps Hill Farm, Bicester Road, Kingswood, HP18 0RA

- 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 Dr Ian Groves against the decision of Buckinghamshire Council - North Area (Aylesbury).
 - The application Ref 20/02043/APP, dated 23 June 2020, was refused by notice dated 12 January 2021.
 - The development proposed is described as "erection of a Victorian style greenhouse consisting of metal frame with glass panels / windows built off a double skin dwarf wall".
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Decision

1. The appeal is allowed, and planning permission is granted for erection of a Victorian style greenhouse consisting of metal frame with glass panels / windows built off a double skin dwarf wall at Sharps Hill Farm, Bicester Road, Kingswood, HP18 0RA in accordance with the terms of the application, Ref 20/02043/APP, dated 23 June 2020 and plan refs: 1410 A.01 and General Arrangement Drawing.

Preliminary Matters

2. The greenhouse was erected on site prior to my site visit. I have determined the appeal accordingly.

Main Issue

3. The main issue is the effect on the setting of the Grade II listed building, Sharps Hill Farm.

Reasons

4. The host dwelling is a Grade II listed building that has undergone significant refurbishment works. These works extended to the outbuildings located next to the house, which are sited at right angles to one another, forming an L-shaped arrangement. The greenhouse sits between the two outbuildings. In accordance with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 I have paid special regard to preserving the setting of the listed building.
5. The outbuildings are of little or no historic interest in themselves but lie within the curtilage of the listed building. That relationship contributes to the significance of the listed building, which derives in part from the historic use of the site as a farm including the use of the outbuildings.

6. The greenhouse lies to the rear of the site, as seen from the road. It is not prominent in this view, being largely screened by the outbuildings, although it is more visible from the nearby public footpath. The greenhouse is not sited tightly within the crook of the outbuildings, rather being set to their rear and subordinate both in height and footprint.
7. The greenhouse has a somewhat ornate design, with decorative finials to the ridge, and is oriented at an angle away from the existing group, which are otherwise set parallel or at a 90 degree angle to one another. However, given the small size of the greenhouse and its lightweight appearance relative to the solid brick and timber house and outbuildings the greenhouse does not significantly affect the relationship between the house and the outbuildings, so overall preserves the setting of the listed building.
8. The appeal proposal therefore accords with the requirements of Policy BE1 of the Vale of Aylesbury Local Plan. This policy requires that new development should seek to conserve heritage assets in a manner appropriate to their significance, including their setting. It also accords with the requirements of the National Planning Policy Framework as they relate to the conservation of designated heritage assets.

Conditions

9. The Council has not suggested any conditions. As the greenhouse has already been erected, no conditions are necessary in this instance.

Conclusion

10. For the reasons set out above, the appeal succeeds.

M Chalk

INSPECTOR