



Appeal Decision

Site visit made on 17 November 2021

by Matthew Jones BA(Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22 November 2021

Appeal Ref: APP/F9498/W/21/3280433

Lynton Church Of England Primary School, Market Street, Lynton EX35 6AF

- 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 Governing Body of The West Exmoor Federation against the decision of Exmoor National Park Authority.
 - The application Ref 62/41/21/012, dated 5 May 2021, was refused by notice dated 5 August 2021.
 - The development proposed is replacement of doors/screens in 3no. locations with new aluminium of style and colour to match existing.
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Decision

1. The appeal is allowed and planning permission is granted for replacement of doors/screens in 3no. locations with new aluminium of style and colour to match existing at Lynton Church Of England Primary School, Market Street, Lynton EX35 6AF in accordance with the terms of the application Ref: 62/41/21/012, dated 5 May 2021, 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: E2341 AL(0)01 Rev C, E2341 AL(0)02.

Procedural Matters

2. At my visit I saw that the existing doors labelled D1 and shown in a photograph on drawing Ref E2341 AL(0)01 Rev C have been replaced in a different style and material. In the interest of certainty, I made my assessment strictly on the basis of the photographs and proposed plans subject to the Authority's decision.
3. As the proposal is in a conservation area, I have had special regard to s72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. I am also cognisant of my duty to have regard to the purposes for which National Parks are designated, including to conserve and enhance their cultural heritage.

Main Issue

4. The main issue is whether or not the proposal would preserve or enhance the character or appearance of the Lynton Conservation Area (the CA).

Reasons

5. Lynton Church of England Primary School occupies a prominent position within the CA. The significance of the CA is, in part, drawn from the quality of its

historic architecture and the prevalent use of traditional materials, the latter under threat by inappropriate modern replacements, such as uPVC¹.

6. The school makes a positive contribution to the significance of the CA through the character and appearance of its Victorian core. This part of the building has been somewhat shrouded by a series of smaller later additions. Some are utilitarian in form and detract. Others, which I understand were added around 2002, utilise a more sympathetic, traditional design approach.
7. The doors/screens labelled D2 and D3 are within one of the 2002 extensions and are therefore likely modern not original. This extension is very visible from Market Street and Castle Hill. Despite this, its subservient scale, traditional form and finishes, particularly its pitched roof, brick dressings, and timber sashes with vertical glazing bars, ensure that it has an inoffensive presence within the CA.
8. The doors/screens, however, play little part in this because they are simple and not particularly refined. Given that they are also quite set back from the public realm, their like for like replacement but in aluminium, would do little to alter the current situation in my opinion. The doors labelled D1 form the front reception entrance to the school building, which I again understand to have been constructed circa 2002. Their like for like replacement in aluminium would not harm the CA, as the timber doors were likely modern, set within a modern part of the school, and within a discrete position largely away from public view.
9. Consequently, I conclude that the proposal would preserve the character and appearance of the CA. It would accord with the heritage aims of Policies GP1, CE-D3, CE-S4 and CE-S6 of the Exmoor National Park Local Plan 2011–2031 (adopted 2017) and the National Planning Policy Framework.

Conditions and Conclusion

10. In addition to the standard time condition, it is necessary for a condition to identify the approved plans in the interest of certainty.
11. For the reasons outlined above, and taking all other matters raised into account, I conclude that the appeal should be allowed.

Matthew Jones

INSPECTOR

¹ As identified in the Lynton Conservation Area Appraisal