
Appeal Decisions

Site visit made on 17 December 2021

by Graham Chamberlain BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 24th December 2021

Appeal A Ref: APP/W3520/W/21/3273943

Debendrift, Chapel Hill, Framsdon, Suffolk IP14 6LN

- 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 & Mrs A Sharpe against the decision of Mid Suffolk District Council.
 - The application Ref DC/20/05947, dated 22 December 2020, was refused by notice dated 3 March 2021.
 - The development proposed is described as the erection of a single storey rear extension, replacement front door and relocation of the oil tank.
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Appeal B Ref: APP/W3520/Y/21/3273946

Debendrift, Chapel Hill, Framsdon, Suffolk IP14 6LN

- 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 & Mrs A Sharpe against the decision of Mid Suffolk District Council.
 - The application Ref DC/20/05948, dated 22 December 2020, was refused by notice dated 3 March 2021.
 - The works proposed are described as the erection of a single storey rear extension, replacement front door, internal alterations to ground floor and relocation of oil tank.
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Decisions

1. The appeal is allowed, and planning permission is granted for the erection of a single storey rear extension, replacement front door and relocation of an oil tank at Debendrift, Chapel Hill, Suffolk IP14 6LN in accordance with the terms of the application, Ref DC/20/05947, dated 22 December 2020, subject to the conditions set out in the attached schedule.
2. The appeal is allowed, and listed building consent is granted for the erection of a single storey rear extension, replacement front door, internal alterations to ground floor and relocation of oil tank at Debendrift, Chapel Hill, Suffolk IP14 6LN in accordance with the terms of the application Ref DC/20/05948 dated 22 December 2020 and the plans submitted with it, and subject to the to the conditions set out in the attached schedule.

Preliminary Matters and Main Issues

3. I have considered the two appeals concurrently, but on their own merits, because there are common matters between them.
4. I share the view of the Council and appellant that the removal of a more recent ground floor stud wall would not result in the loss of any fabric of significance and would better reveal the historic floor plan. Similarly, replacing the late 20th

Century front door with another of an acceptable style would not harm the significance of the listed building. Relocating the oil tank would also improve its setting by moving a functional installation to a less prominent location.

5. Thus, the main issue in both of the appeals is whether the proposed extension would preserve the Grade II listed building known as Debendrift, or any features of special architectural or historic interest that it possesses.

Reasons

6. Debendrift was listed in 1987 and probably has its origins in the early 16th Century. The building is timber framed and was once thatched. It follows a simple rectangular cross passage plan form. Towards the mid to late 16th Century a parlour extension was added. The building has also had several other modifications over time including a small 18th Century rear wing, the installation of circa 19th Century chimneys and windows and a large early 21st Century extension. Accordingly, the building tells us much about, and is a repository of, historic construction methods, lifestyles, and the building traditions of a bygone time. It also has a quaint charm that adds to local distinctiveness. The building therefore has evidential, historic, and aesthetic value and significance.
7. The proposed extension would not project out as far as the 18th Century addition and would be much lower than any other part of the dwelling. It would employ simple, traditional, and appropriately proportioned gabled and lean-to forms and the materials would harmonise with the host building. The extension would therefore be clearly subservient, respectful, and complimentary. It would also be logically sited off the rear elevation. Consequently, the proposal would not harm the aesthetic value of the listed building.
8. The extension would adjoin the rear wall of the oldest part of the building, but it would do so in a light touch manner as only a single doorway would be knocked through. This was historically the rear entrance of the building when it linked to the 'barn field' beyond, so there is precedent. Furthermore, the extension would not hide or obscure any features of note, especially as the existing window can be retained with a privacy film applied to the glass. As a result, there would be no harm to historic fabric.
9. The extension would alter the plan form of the building, but not in a contrived or unconventional way. This is because the 'L' shape arrangement would echo the simplicity of the existing building. Moreover, the simple layout of the extension and its subservient massing and form would ensure the addition does not blur, complicate, or overpower the plan of the historic cottage and the way it is understood. It would still be possible to clearly distinguish the various phases as well as the extension as a more recent addition. The latter point would be aided by the method of construction proposed. Moreover, the Council has not articulated why a recent, large two storey extension was previously found to be acceptable, but the proposal before me was not. Accordingly, it would not harm the integrity of the listed building and would be an authentic addition that would preserve its evidential and historic value.
10. In conclusion, the proposed extension would preserve¹ the listed building. As a result, it would adhere to the expectations set out in The Planning (Listed

¹ Preserve in this context means to do no harm.

Buildings and Conservation Areas) Act 1990 (the 'Act')² and the National Planning Policy Framework³. The proposal would also adhere to Policies HB01 and HB04 of the Mid Suffolk Local Plan 1998 in so far as relevant. These policies seek to protect the special interest of listed buildings.

Conditions

11. I have had regard to the advice in the Planning Practice Guide and the conditions suggested by the Council. It is necessary to impose a plans condition on Appeal A in the interests of certainty.
12. In respect of Appeal B, the listed building consent is approved in accordance with the plans submitted. Unlike with a planning permission, there is no provision to make an application for a minor material amendment to a listed building consent and so a plans condition would have no purpose and would be unnecessary.
13. In the interests of preserving the character and appearance of the listed building it is necessary for details of external materials and rainwater goods to be submitted and approved.

Conclusion

14. For the reasons given the appeals are allowed.

Graham Chamberlain
INSPECTOR

² See s16(2) and s66(1) as relevant

³ Paragraphs 189, 190, 195 and 197 in particular

Schedule of Conditions

Conditions in respect of APP/W3520/W/21/3273943

1. The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan

2043/01	Plans and elevations as existing
2043/02	Plans, elevations, and sections as proposed
2043/03	Window and door joinery as proposed

3. No development shall be commenced above slab level until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in the extension hereby approved have been submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be approved shall be those used in the development and fully applied prior to the first use/occupation.

Conditions in respect of APP/W3520/Y/21/3273946

1. The works to which this consent relate must be begun not later than the expiration of three years beginning with the date of this consent.
2. Prior to the commencement of works, precise details of the manufacturer and types and colours of the rainwater goods to be used in construction shall be submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first use/occupation.
3. Prior to the commencement of works precise details of the manufacturer and types and colours of the softwood clapboard cladding to be used in construction shall be submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first use/occupation.
4. Prior to the commencement of works, precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction shall be submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first use/occupation.
5. Notwithstanding the submitted plans illustrating the proposed blocking up of the ground floor rear window located in the dining room, this window shall instead be retained with a privacy film used.