



Appeal Decision

Site visit made on 8 March 2022

by L Fleming BSc (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11 March 2022

Appeal A Ref: APP/C1570/W/21/3271197

Stackyards, High Roding, Essex CM6 1NQ

- 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 Daniel Roberts against the decision of Uttlesford District Council.
 - The application Ref UTT/20/3058/HHF, dated 23 November 2020, was refused by notice dated 7 January 2021.
 - The development proposed is part single and part double storey rear extension.
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Appeal B Ref: APP/C1570/Y/21/3271207

Stackyards, High Roding, Essex CM6 1NQ

- 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 Daniel Roberts against the decision of Uttlesford District Council.
 - The application Ref UTT/20/3059/LB, dated 23 November 2020, was refused by notice dated 7 January 2021.
 - The works proposed are part single and part double storey extension.
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Decision - Appeal A

1. The appeal is dismissed.

Decision - Appeal B

2. The appeal is dismissed.

Preliminary Matters

3. Both appeals relate to the same scheme under different but complimentary legislation, I have therefore dealt with them together in my reasoning.

Main Issue

4. The main issue in both appeals is whether the proposed development/works would preserve the grade II listed Barn Approximately 20 Metres North West of Attridges Farmhouse or its setting and any features of special architectural or historic interest that it possesses and whether it would preserve the setting of the grade II listed Attridges Farmhouse.

Reasons

5. The appeal property is a grade II listed barn which has been converted to a dwelling (Stackyards). It was formally part of the much wider Attridges Farmstead and is positioned next to the grade II listed Attridges Farmhouse.

6. The Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires special regard to be given to the desirability of preserving a listed building or its setting and any features of architectural or historic interest it possesses. Furthermore, paragraph 199 of the National Planning Policy Framework (the Framework) states that when considering the impact of new development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Significance

7. Stackyards is C18 timber-framed and weatherboarded. Although it has been extensively refurbished its agricultural character remains evident through its scale, variation in openings and weatherboarded finish. Attridges Farmhouse is an early C16 house, with alterations including a C20 extension. It is timber framed and plastered with a variety of traditional architectural details and sits within a wider farming complex.
8. Insofar as is relevant to these appeals the significance of Stackyards derives from its historical use as a barn, its associated architectural detailing and its positioning within a group of buildings of agricultural origin. The significance of Attridges Farmhouse derives from its traditional architectural detailing its historical use as a farmhouse and its relationship with the wider farmstead.

Effects on Stackyards and Attridges Farmhouse

9. A part two storey, deep and narrow weatherboarded extension would be attached to one end of the grade II listed building by a single storey glazed link. This extension would extend along the boundary with Attridges Farmhouse.
10. I acknowledge the attempt to make the proposal appear separate to the host property by the glazed link. I note the proposed stepped roof line and that the proposed extension would not be as tall as the existing property. I accept there would be no harm to the historic fabric of the listed building and note the proposed extension would be finished in high quality matching traditional materials.
11. I have also considered the 1897 ordnance survey maps which show Stackyards as part of a group of buildings arranged in a C-shape closer to the road. I also note stackyards has suffered significant fire damage and consequently has required extensive rebuilding and I accept the original footprint of the barn has already been significantly extended.
12. However, the proposal would substantially extend Stackyards to create a large L-shaped detached dwelling. The small glazed link would be insufficient to effectively separate the large proposed extension from the listed building. Although the existing property has a large double storey glazed opening, the proposed extension would have a larger and taller glazed opening which would be an overly prominent domestic architectural feature. Thus, through its scale and detailing the proposed extension would dominate the listed building and erode its agricultural character harming its significance and failing to preserve the designated heritage asset.
13. However, there is already a tall fence along the boundary with Attridges Farmhouse, enclosing this part of the appeal site. Attridges Farmhouse is positioned close to a number of buildings. The introduction of the extension

would not therefore enclose it. Based on the limited evidence before me, I do not find there would be any harm to the setting of the grade II listed Attridges Farmhouse.

14. However, the harm I have identified to the significance of Stackyards would be less than substantial. In which case paragraph 202 of the Framework requires it to be weighed against the public benefits of the proposals, including where appropriate, securing optimum viable use.
15. The proposals would improve the living conditions for the occupiers in terms of additional internal living space and assisting to mitigate noise and disturbance from neighbouring uses. However, these benefits are modest and would be insufficient to outweigh the great weight I must attach to the harm I have identified to the designated heritage asset.
16. Thus, overall, I find the proposed development/works would fail to preserve the grade II listed Stackyards and its setting contrary to the respective sections of the Act and the Framework. For the same reasons both appeal proposals would also conflict with the development plan, particularly Policies GEN2, ENV2 and H8 of the Uttlesford Local Plan (2005) which taken together seek to ensure good design generally and that proposals involving extensions to listed buildings are in keeping with the scale and character of the listed building and preserve its special characteristics.

Conclusion

17. For the reasons given above and taking into account all other matters raised, I conclude that both appeals should be dismissed.

L Fleming

INSPECTOR