
Appeal Decisions

Site visit made on 29 March 2022

by J Ayres BA(Hons) Solicitor

an Inspector appointed by the Secretary of State

Decision date: 09 May 2022

Appeal A: APP/W0340/W/21/3277325

Clapton Farm House, Clapton, Kintbury, Hungerford RG17 9RP

- 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 Sunley against the decision of West Berkshire Council.
 - The application Ref 21/00242/HOUSE, dated 1 February 2021, was refused by notice dated 1 April 2021.
 - The development proposed is described as 'single storey timber framed mansard extension'.
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Appeal B: APP/W0340/Y/21/3277331

Clapton Farm House, Clapton, Kintbury, Hungerford RG17 9RP

- 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 Sunley against the decision of West Berkshire Council.
 - The application Ref 21/00243/LBC2, dated 1 February 2021, was refused by notice dated 1 April 2021.
 - The works proposed are described as 'single storey timber framed mansard extension'.
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Decisions

Appeal A

1. The appeal is allowed and planning permission is granted for the erection of a single storey timber framed mansard extension at Clapton Farm House, Clapton, Kintbury, Hungerford RG17 9RP in accordance with the terms of the application, Ref 21/00242/HOUSE, dated 1 February 2021, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Existing Plans and Elevations 11635/01; Proposed Plans and Elevations 11636/02 Rev B; Block Plan 11636/03 Rev B; Site Location 11636/04; Detail Section 11636/05 Rev B; Detail Section 11636/06 Rev B; Detail Section 11636/07 Rev B.
 - 3) No works above ground level shall take place until samples of roof and walling materials have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Appeal B

2. The appeal is allowed and listed building consent is granted for the erection of a single storey timber framed mansard extension at Clapton Farm House, Clapton, Kintbury, Hungerford RG17 9RP in accordance with the terms of the application, Ref 21/00243/LBC2, dated 1 February 2021, and the plans submitted therewith, subject to the following conditions:
 - 1) The works authorised by this consent shall begin not later than three years from the date of this consent.
 - 2) No works above ground level shall take place until samples of roof and walling materials have been submitted to and approved in writing by the local planning authority. Works shall be carried out in accordance with the approved details.

Main Issue

3. In respect of both Appeal A and Appeal B, the main issue is the effect of the proposal on the special architectural and historic interest of Clapton Farm House.

Reasons

4. Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) prescribes a duty upon a decision maker to give special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Section 66(1) of the Act prescribes a duty upon a decision maker to give special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.
5. Clapton Farm House dates from the 17th Century and is a Grade II listed building. It is a large, detached farmhouse which is experienced as part of the wider cluster of farm buildings. The special architectural and historic interest of the building derives from its considerable age and traditional form, together with the survival of historic fabric, and the use of vernacular building techniques and materials. The property has previously been extended to the south west rear elevation, which shows an amalgamation of brickwork that has altered over the life of the building. The extension proposed would be added to a previous monopitch extension and require no removal of or alteration to historic fabric.
6. The eaves would be inline with the existing extension, with the ridge height a similar height to the existing porch, creating an addition which would be clearly subservient to the original building. Moreover, there would be an identifiable progression from the listed building to the monopitch extension, and subsequently to the proposed mansard extension. The simple design of the proposed extension, with the subtle low pitched mansard roof, would respect the simplicity of the listed building and retain its ability to be appreciated as a vernacular building.
7. The extension would be visible from long range views of the rear of the property, but it would be seen as a continuation of the existing extension, and it would not be visible when viewing the property from the remaining farm

buildings. In any event, the scale and design of the extension would retain the simplicity of the group of buildings.

8. As a consequence, and subject to the use of appropriate materials, a matter that could be secured by conditions, the proposed extension would have no harmful impact on the special architectural and historic interest of Clapton Farm House.
9. Bringing those points together, the proposal would meet the requirements of the Act, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) (the Core Strategy) which collectively seek to ensure proposals conserve and enhance heritage assets and their settings, and the approach to designated heritage assets set out in paragraph 199 of the National Planning Policy Framework. The proposal would also comply with Policy C6 of the Core Strategy which advises that extensions to dwellings are acceptable provided that the scale is subservient to the original dwelling.

Conclusion

10. In respect of both Appeal A and Appeal B, I conclude that for the reasons above the appeals are allowed, subject to conditions.
11. I have specified the plans for certainty, and required details of materials to ensure that the appropriate materials are used such to retain the special architectural and historic interest of the building.

J Ayres

INSPECTOR