
Appeal Decision

Site visit made on 17 May 2022

by Michael Boniface MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 September 2022

Appeal Ref: APP/X0415/Y/21/3281814

**2 The Barns, Great Green Street Farm, Green Street, Chorleywood,
Hertfordshire, WD3 6EA**

- 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 Nicholson against the decision of Buckinghamshire Council.
 - The application Ref PL/20/0235/HB, dated 21 January 2020, was refused by notice dated 1 March 2021.
 - The works proposed are a single storey utility room extension on the courtyard elevation.
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Decision

1. The appeal is dismissed.

Preliminary Matter

2. The barn subject to this appeal is classified as a curtilage listed building under Section 1(5) (b) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act), and as such is treated as part of the Grade II listed farmhouse. I have therefore had special regard to section 16(2) of the Act.

Main Issue

3. The main issue is whether the proposal would preserve the Grade II listed building, Great Greenstreet Farmhouse, and any of the features of special architectural or historic interest that it possesses.

Reasons

4. The appeal property is one of a number of dwellings located within converted barns set around a courtyard. It is not listed in its own right but is curtilage listed given its association with Great Greenstreet Farmhouse. Some of the other barns in the group are also listed individually. The farmhouse has significant historic and architectural interest in itself, with parts dating back to C17th and various later phases. Together with the barns, the buildings have significant group value having regard to their architectural style and typical agricultural courtyard arrangement. This collective group value contributes to the special historic and architectural interest of each listed building, which all form part of the former farmstead.
5. The barn complex has been significantly altered to facilitate dwellings but the former agricultural use of the buildings remains evident in their simple linear

form and their arrangement around a courtyard, now used as gardens. There are few extensions to the barn complex that are at odds with the linear form and utilitarian style of the barns, albeit that I noted some perpendicular protrusions. Some of these are former cart openings, whilst some appeared more modern. Other domestic features such as chimney flues and garage buildings have also begun to detract from the former agricultural style of the buildings.

6. In this context, the proposed modest extension would result in little harm to the listed building, but slight as the harm would be, the extension would be at odds with the simple original plan form of the building, intruding into the established courtyard. This would compound the harm that has arisen from other modern additions, further eroding the agricultural appearance of the barns. This would detract from the historic and architectural interest of the appeal property and its listed neighbours within the courtyard, which derive significance from the group value of the buildings.
7. In addition, there would likely be some adverse impact on the historic fabric of the building, in knocking through the wall and timber roof structure to accommodate the extension.
8. Whilst the appeal property may not be separately listed, the preservation of the curtilage listed barn carries the same considerable importance and weight, and contribution to significance, either in its own right or as part of the listed group.
9. The resulting harm would be less than substantial in the terms of the National Planning Policy Framework (the Framework) but is nevertheless of considerable importance and weight. The benefits arising from the scheme would be private in nature and no public benefits have been identified that would outweigh the identified harm.
10. Given the above, I find that the proposal would fail to preserve the special interest of Great Greenstreet Farmhouse, its listed curtilage structures (including the appeal property), Barn to South East of Great Greenstreet Farmhouse and Barn to South of Great Greenstreet Farmhouse, thus failing to satisfy the requirements of the Act, paragraph 197 of the Framework and development plan policies insofar as relevant.

Conclusion

11. In light of the above, the appeal is dismissed.

Michael Boniface

INSPECTOR