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## Appeal Decisions

Site visit made on 23 August 2022

**by William Cooper BA (Hons) MA CMLI**

**an Inspector appointed by the Secretary of State**

**Decision date: 13<sup>th</sup> September 2022**

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### **Appeal A: APP/W2845/D/21/3286177**

#### **The Rectory Farmhouse, High Street, Scaldwell NN6 9JS**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 as amended against a refusal to grant planning permission.
  - The appeal is made by Mr Peter Kane against the decision of West Northamptonshire Council.
  - The application Ref: WND/2021/0418, dated 16 July 2021, was refused by notice dated 1 October 2021.
  - The development proposed is removal of rear bay window and construction of lean-to garden room.
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### **Appeal B: APP/W2845/Y/21/3286179**

#### **The Rectory Farmhouse, High Street, Scaldwell NN6 9JS**

- 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 Peter Kane against the decision of West Northamptonshire Council.
  - The application Ref: WND/2021/0419, dated 16 July 2021, was refused by notice dated 30 September 2021.
  - The works proposed are removal of rear bay window and construction of lean-to garden room.
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## **Decision**

### *Appeal A*

1. The appeal is allowed and planning permission is granted for a removal of rear bay window and construction of lean-to garden room at The Rectory Farmhouse, High Street, Scaldwell NN6 9JS in accordance with the terms of the application Ref: WND/2021/0418, dated 16 July 2021, and the plans submitted with it, subject to the conditions on the attached Schedule A.

### *Appeal B*

2. The appeal is allowed and listed building consent is granted for removal of rear bay window and construction of lean-to garden room at The Rectory Farmhouse, High Street, Scaldwell NN6 9JS in accordance with the terms of the application Ref: Ref: WND/2021/0419, dated 16 July 2021, and the plans submitted with it, subject to the conditions on the attached Schedule B.

## **Preliminary Matters**

3. The description of proposed development and works in the banner heading and decisions above is taken from the decision notice and appeal form, to reflect the revision of the proposal during the applications.

4. As the proposal relates to a listed building and is in a conservation area, I have had special regard to sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act). Neither of the main parties expresses a view that the proposal would harm the character or appearance of the Scaldwell (CA), in which the building is located. Nevertheless, I have had special regard to the duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the CA, and include this matter within the main issue.

### **Main Issue**

5. The main issue is whether the proposal would a) preserve the Grade II listed building, Rectory Farmhouse (Ref: 1203245), or any features of special architectural or historic interest that it possesses and b) preserve or enhance the character or appearance of the CA.

### **Reasons**

6. The listed building is located in the CA, on a stretch of Scaldwell village's High Street. The CA is predominantly characterised by stone walled, slate roofed buildings dating from the seventeenth and eighteenth centuries, set along the main spine of High Street and Old Road. From what I saw during my site visit and the evidence before me, the CA's significance, insofar as it relates to the appeal, lies in its illustration of the village's historic evolution, and its characterful mix of seventeenth and eighteenth century buildings.
7. The listed building is constructed of warm coloured stone, some heavily ferruginous and some paler, with pitched slate roofing. This two-storey detached house, formerly a farmhouse, comprises a front range dating from the eighteenth century, and to the rear, stepped gables dating from a nineteenth century phase of extension and alteration. It is set within relatively wide and deep garden space to the rear and side that is bounded at the front by a substantial stone wall around 2.5m high.
8. Relatively symmetrical form, charismatic stone facade and prominent location, facing onto High Street, contribute to architectural authority of the building's front elevation. Also, expanse of stonework, including a first floor chimney breast contribute to the charisma of its southern flank elevation, viewed from within the garden, and in respect of its first floor level, from the street.
9. To the rear, the verandas with lean-to slate roofs on two of the gables and an rather ungainly twentieth century bay window on the southernmost gable combine with the three gables, which are of varying height and mass. Together with a lean-to storeroom at the northern end of the house, this variety of form, mass and materials results in a complex, busy appearance to the rear of the building. As such, the rear of the listed house has a more varied, evolved architectural appearance that is noticeable viewed from the back garden.
10. The listed building embodies evidential, historical and aesthetic values, which contributes to the building's special interest. Given the above, I consider the special interest of the listed building, insofar as it relates to these appeals, to be primarily associated with the historic legibility of the eighteenth and nineteenth century architecture of this evolved village house.
11. The proposal would add the following mass to the rear of the house, in place of the bay window. A mainly glazed garden room with wooden framework on a

low plinth, and double doors would join the southernmost gable, with the bay window removed. As such, the bulk and height of built form to the rear of the southernmost rear gable would increase. Also, the addition of this new mainly glazed room would increase the stylistic variety of the rear of the building.

12. That said, viewed from the back garden, the rectangular, horizontal dynamics of the garden room with its slate roof would improve the visual flow of slate roofed, lean-to structures across the listed building's rear elevation. Also, the visually permeable nature of the garden room's mainly glazed walls would allow for appreciation of the stone walling of the southernmost gable.
13. Together, this would result in a more visually harmonious rhythm of lean-to forms than the disjointed culmination by the ungainly and inauthentic bay window on the more dominant of the three rear gables. Also, the garden room would be subservient in footprint and height to the existing house. Moreover, the distinctive scalloped barge boards of the rear gables would remain eye-catching details that would be echoed by patterning on the flanks of the garden room. Gothic-style detailing on the proposed rear double doors would further reference historic building detail, echoing the pattern of the distinctive tracery of the existing back door. Together, these factors would help the proposal to assimilate with the building.
14. Furthermore, the distinctive architectural authority of the listed building's charismatic front and southern flank elevations would endure. Also, the relatively spacious character of the appeal dwelling's rear and side garden would endure, as would the separation between the appeal building and neighbouring buildings.
15. The front perimeter garden wall and the proposal's location to the rear of the building would help substantially screen the proposal from view from High Street. And the size of the garden, rear perimeter garden wall and intervening play equipment and vegetation would minimise the prominence of the proposal in views from neighbouring land including the public open space and play area to the rear of the appeal property.
16. Consequently, the legibility of the listed building's eighteenth and nineteenth century architecture would endure. And the proposal would fit into its village context sympathetically, in accordance with Buildings Guidelines 1 to 3 of the Scaldwell Village Design Statement.
17. Given the above, I conclude that the proposal would preserve the special interest of the Grade II listed building, and the character and appearance of the CA.
18. In that it would not enhance the listed building or the CA, the proposal would not accord with the elements of Policy BN5 of the West Northamptonshire Core Strategy Local Plan (Part 1) (CS), and Policies ENV7 and ENV10 of the Settlements and Countryside Local Plan (Part 2) for Daventry District 2011-2029 (LP2) that seek the enhancement of designated heritage assets. However, that said, the factors outlined above would ensure that the proposal would conserve heritage assets.
19. As such, the proposal would accord with the conservation elements of Policy BN5 of the CS, and Policies ENV7 and ENV10 of the LP2 which together seek to ensure that development complements local character and conserves the

historic environment. Furthermore, the proposal would accord with the approach of the Framework, taking account of the desirability of sustaining and enhancing the significance of heritage assets, with great weight given to the asset's conservation.

## **Conditions**

### *Appeal A*

20. In addition to the standard time limit condition, a condition requiring the development to be carried out in accordance with the submitted details is necessary to ensure that they are implemented as approved. Conditions covering architectural detailing and submission of samples and the use of specified materials are necessary to ensure that the appearance and construction of the extension is of a suitably high standard.

### *Appeal B*

21. In addition to the standard time limit condition, a condition requiring the works to be carried out in accordance with the submitted details is necessary to ensure that they are implemented as approved. Conditions covering architectural detailing and submission of samples and the use of specified materials are necessary to ensure that the appearance and construction of the extension is of a suitably high standard.

## **Conclusion**

22. For the reasons given above I conclude that the appeals should be allowed.

*William Cooper*

INSPECTOR

### *Schedule A) Conditions for Appeal A*

- 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: Site Location Plan; PK/2021/002 Existing and Proposed Plans For New Garden Room; PK/2021/003 Site Plan.
- 3) No development shall commence until the following detailed drawings have been submitted to and approved in writing by the local planning authority: section and elevation drawings (at scale of 1:20 to 1:2 as necessary) of the joinery, glazing, roof and plinth. The development shall be carried out in accordance with the approved details.
- 4) No development shall commence until details and samples of the materials to be used in the construction of external surfaces hereby permitted have been submitted to and approved in writing by the local planning authority.

The development shall be carried out in accordance with the approved details and samples.

*Schedule B) Conditions for Appeal B*

- 1) The works hereby consented shall begin not later than 3 years from the date of this decision.
- 2) The works hereby consented relate solely to the plans, drawings, notes and written details submitted with the application, or as subsequently amended and approved in writing by the following conditions.
- 3) No works shall commence been submitted to and approved in writing by the local planning authority: section and elevation drawings (at scale of 1:20 to 1:2 as necessary) of the joinery, glazing, roof and plinth. The works shall be carried out in accordance with the approved details.
- 4) No works shall commence until details and samples of the materials to be used in the construction of external surfaces hereby permitted have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details and samples.