



Appeal Decision

Site visit made on 19 August 2022

by L Fleming BSc (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 30 SEPTEMBER 2022

Appeal Ref: APP/E2530/W/21/3289947

Land adjacent St Vincent's House, 47 Old Lincoln Road, Caythorpe, Grantham, Lincolnshire NG32 3EJ

- 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 Mrs E Frazerdarling against the decision of South Kesteven District Council.
 - The application Ref S19/2107, dated 2 December 2019, was refused by notice dated 16 July 2021.
 - The development proposed is erection of single dwelling.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. A number of amended plans were submitted to the Council prior to the determination of the planning application. For the avoidance of doubt, I have determined the appeal on the basis of the plan titled Proposed Plans & Elevations Drawing No. 355-SPE-P-01 revision C.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the area bearing in mind it would be within the setting of the Caythorpe Conservation Area, within the setting of the grade I listed Church of St Vincent and within the setting of the grade II listed Lodge & Gates to Caythorpe Hall.

Reasons

4. The appeal site is an area of land next to a modern detached dwelling known as St Vincent's House which is located on the corner of Old Lincoln Road and Church Lane. It adjoins the Caythorpe Conservation Area (CA). On the opposite side of Church Lane is the grade I listed Church of St Vincent (the Church of St Vincent) positioned centrally in its churchyard, next to which is the grade II listed Lodge & Gates to Caythorpe Hall (the Lodge and Gates).

Significance

3. The CA covers the historic core of the village. There is evidence of occupation in Caythorpe dating back to the neolithic period with the village well established by the 11th century. The parish Church of St Vincent was established in the 14th Century and local enterprise was historically founded on

agriculture supplemented by iron ore mining dating back from the Roman Period. Consequently, there is a rich variety of architecture with buildings of varying ages. The traditional buildings within the CA are relatively informally and spaciouly arranged, with small open spaces and grass verges noticeable. The imposing Church of St Vincent is set in a spacious churchyard widely appreciable within and approaching the CA. Thus, insofar as is relevant to this appeal, I find the significance of the CA derives from the variety of traditional architecture, the spacious layout of the building within it and the historical relationship of the settlement with agriculture and iron ore mining.

4. The Church of St Vincent is grade I listed, a designated heritage asset of the highest significance. Largely completed by 1348 with periodic alterations and restoration, it is constructed of limestone ashlar. With plinths, buttresses, gargoyles, rich stonework detailing, and a four-tier recessed octagonal spire, although altered over time it has a rich variety of intact medieval/post medieval fabric and decorative architectural features. Insofar as is relevant to this appeal, in my view the significance of the Church of St Vincent, is founded on its medieval origin, intact medieval fabric and the noticeable alterations over time, its ecclesiastical use and its spacious positioning and prominence in the historic core of the settlement.
5. The Lodge and Gates are constructed of stone and sit close to the road edge. The Lodge has a decorative Dutch gable, slate roof, and moulded triple tunnelled ridge stack. The adjacent gates have square gate piers with moulded cornices and are capped with stone spheres. Insofar as is relevant to this appeal their significance derives from their positioning next to the road as entrance features and their attractive traditional architectural detailing.

Effects of the Scheme on Significance

6. The proposed four bed detached dwelling would be positioned centrally within a plot which occupies the corner of the Old Lincoln Road and Church Lane. It would be two-storey with a single-storey attached garage.
7. I acknowledge the thick hedgerow along the appeal site boundary would be retained and would offer some screening. I accept the proposal would represent a continuation of existing modern development of a similar layout. I have considered the heritage constraints plan submitted with the appeal and note there are no heritage assets within the appeal site. I also note the Caythorpe Conservation Area Appraisal identifies a number of important views and I have considered these in reaching my conclusions below.
8. However, the proposed large, detached dwelling would be visible above the retained boundary hedging. Although set off the boundary and a similar height and scale to buildings nearby, the proposed north facing elevation adjacent to Church Lane would still be tall and deep and positioned relatively close to the road. Furthermore, the proposed front elevation facing Old Lincoln Road would be wide and fill the majority of the plot.
9. Consequently, the proposal would introduce a significant bulk of prominent modern development into an undeveloped space opposite the Church of St Vincent and the grade II listed Lodge and Gates. The appeal site, the playing field and extensive boundary wall along Caythorpe Heath Lane which encloses open fields, give the approach route to the CA along Caythorpe Heath Lane / Church Lane a spacious quality. This accentuates the prominence of the

Church of St Vincent and the Lodge and Gates as attractive historic buildings. It also highlights the connection between the traditional buildings in the CA and the surrounding agricultural countryside. In my view through its scale and positioning, the proposed dwelling would erode this spacious quality. This would harm the setting and significance of the CA as a whole.

10. Furthermore, the proposed large modern building in this undeveloped space, would, through its scale and prominence, conflict with the traditional architectural detailing of the Church of St Vincent and the Lodge and Gates and erode their spacious settings. Thus, the scheme would also harm setting and significance of both of these listed buildings.

Planning and Heritage Balance

11. The combined harm I have identified to the significance of all three of these designated heritage assets would be less than substantial. In which case paragraph 202 of the Framework requires it to be weighed against the public benefits of the proposed development.
12. The proposal would provide a new dwelling suitable for family occupation. There would be economic benefits associated with construction as well as benefits to the local economy through additional labour force and local expenditure. That dwelling would also be in a location where basic services and facilities could be easily accessed. However, all these benefits combined, although significant are insufficient to outweigh the great weight I must attach to the harm I have identified to the designated heritage assets.
13. Thus, overall, for the reasons given the appeal scheme would harm the character and appearance of the area and the significance of all three designated heritage assets and that harm is not outweighed by public benefits. Therefore, the scheme is in conflict with paragraphs 199 and 202 of the Framework and on balance fails to accord with the development plan, particularly Policies EN6, DE1 and SP3 of the South Kesteven District Local Plan 2011-2036 (2020). These policies taken together and amongst other things seek to protect and enhance heritage assets and their settings and secure good design.

Other Matters

14. In reaching these conclusions I acknowledge the comments with regard to the Council's handling of the planning application and the length of time it took for it to be determined. Furthermore, I note the attempts to amend the scheme with a view to seeking agreement on an acceptable scheme. However, I confirm that I have determined the appeal with regard to its planning merits only.

Conclusion

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

L Fleming

INSPECTOR