



Appeal Decisions

Site visit made on 26 October 2021

by Paul Thompson DipTRP MAUD MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 11 November 2022

Appeal A: APP/N1730/W/20/3258974

Cold Piece Farm, Hound Green, Mattingley, Hook RG27 8LQ

- 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 V Perrins against the decision of Hart District Council.
 - The application Ref 19/02805/FUL, dated 17 December 2019, was refused by notice dated 21 July 2020.
 - The development proposed is conversion of agricultural barn to residential use ancillary to Coldpiece Farm(house). Works to the barn include: - replacement of existing doors with large, glazed timber doors installed within the existing cart bay openings - new WC - new floor made from polished concrete - new insulated slab (designed so it does not physically connect to the historic timber frame) - insulation of roof - re-tiling of the roof using the reclaimed and matching handmade Keymer Goxhill clay tiles.
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Appeal B: APP/N1730/Y/20/3258976

Cold Piece Farm, Hound Green, Mattingley, Hook RG27 8LQ

- 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 Mrs V Perrins against the decision of Hart District Council.
 - The application Ref 19/02806/LBC, dated 17 December 2019, was refused by notice dated 21 July 2020.
 - The works proposed are conversion of agricultural barn to residential use ancillary to Coldpiece Farm(house). Works to the barn include: - replacement of existing doors with large, glazed timber doors installed within the existing cart bay openings - new WC - new floor made from polished concrete - new insulated slab (designed so it does not physically connect to the historic timber frame) - insulation of roof - re-tiling of the roof using the reclaimed and matching handmade Keymer Goxhill clay tiles.
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Decision

1. Appeals A and B are dismissed.

Procedural Matters

2. The two appeals concern the same scheme under different, complementary legislation. I have therefore dealt with both appeals together in my reasoning.
3. The Council's Officer Report suggests that works not itemised on the Listed Building Consent Application Form but referred to in the application documents and drawings, such as rebuilding and insulation of walls and underpinning, did not form part of the proposal. I disagree, as the works clearly formed part of the application submission and, thereby, the scope of works. I have therefore determined the appeals in accordance with the information submitted with the application for listed building consent and described the proposal below.

4. The National Planning Policy Framework was revised on 20 July 2021 (the Framework). I have had regard to the Framework in my decision and I am satisfied that this has not prejudiced any party, particularly as the revisions do not alter the policies upon which this appeal turns.

Main Issue

5. The main issue is whether the proposal would preserve a Grade II listed building, 'Barn at Cold Piece Farm to South of Farmhouse', and any of the features of special architectural or historic interest that it possesses.

Reasons

Significance and Special Interest

6. The appeals concern a Grade II listed timber-framed barn which encloses the southern side of the historic farmyard associated with Cold Piece Farmhouse. The original barn likely dates from the 18th Century and was probably only of three bays and used for crop storage. However, it was extended and modified with three further bays and wagon porches added during the 19th Century, which point to its use for crop threshing. The appellant suggests further alterations of this time include brick nogging between the timber frame and the continuation of the north roof slope down over open-fronted aisles supported by posts. Recent use includes storage for the Farmhouse.
7. The roof trusses are of varying form and braced to posts and common rafters jointed at the ridge and supported by purlins. The brick nogging infills are between timber posts, columns, and horizontal framing (including sole plates).
8. The roof is of a regular pitch and clad in red clay peg tiles, with gables to either end. The wagon porches break the lower eaves of the north side, one of which is central and aligned with that south. The northwest porch is narrower.
9. The interior, including timber frame, is without articulate finishing, which is perhaps an indication of the presentation for its historic association with a working farm. Nevertheless, the majority of the timber frame and underside of the roof, comprising tiles, battens, pegs and nails remain visible in the barn.
10. The floor has, at some point, been covered in concrete, with an uneven and irregular finish and a step towards the western end. It is unclear whether an earlier floor covering exists beneath and the appellant has indicated that the foundation depth is varied. At some point, the external surfacing of the yards to either side has also been changed to concrete, which is level with the barn doors to the southern side.
11. The interior is largely open in plan form, apart from simple subdivision to the eastern end and the insertion of a small boiler room for the west wing. There is also a further later addition with a door through to the east wing.
12. While the exterior is also without significant embellishment, its composition, derived from subsequent alteration from its original three bay construction, is pleasant in appearance. Wide pit-sawn clapboarding remains throughout, including to where the building abuts the wings.
13. The barn has evidently experienced movement over time, particularly as exhibited by its uneven ridge and eaves lines and tilting of the wagon porches and their door frames. Despite this, the main parties agree that the building is

generally intact and its timber frame remains structurally stable, but has been subject of modern repairs. Moreover, there has been insensitive brick and cement-based mortar replacement of parts of the brick nogging to the south façade, removal of some of the timber framing, and insertion of modern window openings and glazing within the upper timber cladding. The appellant also suggests the barge boards were added to the eaves and some roof timbers, including rafters, are visibly different softwood replacements.

14. The wings arranged at right angles to the barn are timber-framed buildings of late-19th Century origin, with red tiled roofs and weatherboarding above lower brickwork. The western wing, 'Tack Room Cottage', is referred to in the list description and incorporates a half-hipped gable to the north. It was relatively recently converted to a self-contained dwelling. The other wing, 'The Piggeries', has been used in conjunction with the Farmhouse.
15. Despite some insensitive repairs and works to its external fabric, as far as it is relevant to these appeals, I find the significance of the listed building lies in its architectural and historic interest as an 18th Century barn, with 19th Century alterations and modifications. In particular, the surviving historic fabric and its appearance provide insight into the reasons for the form of the building and the traditional craftsmanship of the joinery. Appreciation and understanding of the function and appearance of the timber frame and physical fabric between therefore contributes considerably to the significance of the listed building and its extension and modification illustrates how it was adapted to meet changing farming requirements and practices.

The Proposal

16. The proposal is to change the use of the agricultural barn for ancillary residential use in connection with the Farmhouse and would include new games, cinema, and gym areas.
17. The existing concrete floor would be replaced with polished concrete over an insulated slab. This would be separated from the historic frame by expansion joints but would join new deeper foundations beneath the walls. The overall floor level would be reduced but there would be some variation either way to the existing height and the existing step in the floor would remain.
18. All external elements clad in clapboarding would be altered, with modern machine-sawn boarding replaced with new sawn oak boarding. All cladding would be applied to new battens with wood fibre insulation beneath and the internal side would be covered with cork insulation and lime plaster. A small reveal would remain back of the principal timber posts. To northern internal side, the existing lime rendered plinth would be overlaid with cork and lime plaster. Exposed timber work would therefore be covered inside, except toward the ends where the internal side of boarding would be lime-washed but remain visible. On the external side of the gables, new clapboarding on battens would be added atop existing cladding, with cork insulation and a membrane between. Cladding would be reinstated in place of the high-level windows.
19. The roof would be stripped and raised to accommodate insulation above the rafters. Damaged tiles would be matched and replaced using handmade clay tiles. The internal face below would be finished in tanalised butt jointed timber boarding. A significant number of modern softwood roof timbers would be replaced by oak timbers. The appellants Condition Survey suggests that some

water penetration has taken place and subsequent decay of parts of some roof timbers, sagging and failures to other elements of the roof structure, including to some purlins, has occurred. Localised repairs and replacements would therefore be made to other sections of purlins, collars, and posts and diagonal wind braces would be fitted. Barge boards would be replaced with traditional open overhanging eaves details with a half round cast-iron gutter.

20. Works to the timber frame would include reinstatement of the sole plate, where it has been removed, and repairs to another, as well as replacement of some oak posts, including those damaged by cement used in modern repairs. Several areas of modern machine-made brickwork with cement mortar within the plinth would be rebuilt in reclaimed or new bricks with lime mortar. The door through to the eastern wing would be blocked up and the plinth wall beneath repaired and strengthened.
21. The central waggon porch would be rebuilt using existing fabric and a concrete footing added below. The area that currently projects from the porch into the overhanging cart stores to its east would be retained and used as a new WC. All of the existing barn doors would be repaired, retained, and remain hinged, behind which would be new glazed doors and windows within a self-supporting metal frame.
22. Existing services fixed to the internal western end would be removed and new electric sockets placed in the floor. Lighting would be suspended from tie beams and high-level wall-mounted uplighters added to walls. Mechanical ventilation would be installed to the WC at high level below the roof line, under the cart store.
23. The external concrete slab would be removed, which joins the building plinth, and a filter drain added.

Effect of the Proposal

External and Internal Alterations to Walls

24. As I have set out above, the proposed scheme for insulation to be added to the internal side of the north and south of the building would obscure all but the principal larger posts. The use of lime plaster over the insulation is a traditional approach to covering internal walls, but the overall approach would erode the ability to appreciate the majority of the fabric of the building, including the coursing and texture of brickwork, the contrasting plastered sections, and the inward side of clapboarding in these locations. Furthermore, it would no longer be possible to appreciate how each element interacts with the timber framing and how the framing, itself, contributes to the structure of the building.
25. The alterations to the exterior, to incorporate insulation, would increase the projection of the clapboarding out, away from the brick nogging and other parts of the external face of the building above and beneath it. This would alter the plane of the exterior of the building, which would be of considerable detriment to its appearance.
26. The above aspects are important to the understanding of the barn as a traditional agricultural building, so the proposal would be considerably harmful to the significance of the barn as a listed building.

27. The appellant's Structural Engineers Supporting Document (SESD) confirms that works to replace brickwork of the north wall are not necessary and the installation of a new footing is contingent regarding the impact of other works to the floor slab. Based on the evidence before me, such works would therefore not be justified.
28. The lead damp proof course to be implemented between the oak framing and brick noggin would be a minor intervention that would not be obtrusive due to its slim profile. It would also protect against future deterioration of the framing.
29. The removal of the door through to the eastern wing; and the internal partitions toward the eastern end, would all amount to positive changes to the floor plan arrangement of the building. The removal of insensitively placed plant, on the internal side of the western end of the building, the high-level windows and other modern materials and interventions through cladding and brickwork and reinstatement of sole plates would also be positive alterations to the fabric of the building. There is also no evidence before me to suggest that the remainder of the timber frame and bricks could not be utilised during the targeted works to timber framing and rebuilding of brick nogging. Such details could be controlled by planning conditions related to the methodology for such works and the agreement of any new materials.

Roof and Insulation

30. The use of butt-jointed timber boarding (sarking) is a traditional approach to the construction of roofs so it is not out of place in a heritage context and is one way to facilitate the inclusion of insulation to the roof, without obscuring the exposed trusses and purlins. However, there would evidently be a limited but, nevertheless, harmful effect on the internal environment of the barn, as this would fundamentally alter the existing character derived from the collective appearance of other timbers, such as rafters, and the underside of the peg tiles and fixings.
31. Together the appellant's SESD and the Hutton and Rostron Report (2018) clarify that the diagonal bracing of the roof structure would replace missing timbers used for wind bracing, evidenced by historic mortice joints visible on principal rafters and purlins. This would avoid further racking of the structure, but is not required to support the sarking of the roof or insulation above it, as the former would sufficiently strengthen the roof for such loading. However, the use of additional timber collars would not appear to be necessary.
32. While the roof slope would follow the angle of the trusses beneath, the roofline would be raised, adding to the height of the ridge and eaves. Despite this, the eaves detail has been carefully considered and the existing barge board would be altered to suitable overhanging detail with a gutter. Therefore, with an appropriately detailed method statement for the works to the roof, there would be limited risk that the works would alter the profile of the roof created by historical movement, which contributes to its character and appearance.

Foundations

33. The evidence in the SESD as to the structural performance of the existing building is provided by suitably qualified experts in the field of conservation. The historical movement of the building appears to be, at least in part, as a result of its structural loading on generally inadequate foundations.

34. I accept that these are part of the traditional built form of the building, but there is no evidence before me which would lead me to doubt the appellant's position. Except where I have indicated above, the provision of concrete foundations would therefore be necessary to ensure that the building is able to remain in its present state, without further deterioration resulting from loading. Furthermore, given that the works would be beneath the building, out of view, they would be unlikely to affect its character.

Ground Coverings and Drainage

35. There is no clear evidence before me either way in respect of the existence or not of earlier floor coverings beneath the existing concrete floor and I am mindful that concrete surfacing is generally not a characteristic of historic farm buildings. However, surface water is a risk to the building, including from groundwater and the configuration of the proposed floor would enable underfloor heating to be incorporated and reduce the need for interventions elsewhere to conceal wiring and sockets.
36. The replacement concrete floor therefore has advantages over other finishes, including limecrete, provided it is separated from the timber frame and other built fabric as indicated on the application drawings. Together with the removal of the exterior concrete slab and inclusion of a filter drain, this approach would reduce the risk to the fabric of the building from water ingress. Nevertheless, the existing concrete has a rudimentary appearance that is more befitting of its agricultural context than the polished finish proposed for the replacement floor, but the texture and colour of the finish of the concrete are both matters that could be agreed by condition.

Wagon Porches and Barn Doors

37. The appellant aims to repair the central porch in situ rather than dismantle it, but the scheme includes potential for this, if it is deemed necessary when the structural frame is exposed. It was clear, at the time of my visit, that this has suffered more from movement and deterioration, so I find this to be a sensible approach to ensure the porch could be quickly repaired if dismantling was to be necessary. Methodology for this and repair of the other doors could therefore be agreed by condition.
38. There is no substantive evidence before me of any direct link between these works and the need to accommodate a self-supporting frame for the new glazed doors, which could be implemented separately. It strikes me that this would be a sensible approach to avoid reliance on the historic framing of the wagon porches and doorways to accommodate the frames and glazing.
39. Their introduction would evidently alter the appearance of the wagon porches from openings with simple large volumes to ones with subdivisions of framing and glass. However, the arrangement and proportions of the proposed doors and windows would be appropriate to their historic context and consistent with best practice. The use of glazing in such openings also obviates the need for new windows to be introduced, or the existing high-level windows to be maintained. The cart shed doors would also be retained and remain closable in front of the new glazing.
40. To the east of the central wagon porch is an internal space that projects under the aisled roof on the north side of the barn, which is separated by brickwork.

This space would be enclosed to create a toilet for the barn. Although this would alter the floor plan arrangement of the barn, it would be a discreet intervention that would be largely reversible that would not harm the significance of the listed building.

Other Alterations

41. The section through the east gable appears to show works to the roof of the east wing. From my site visit observations, it appears there is a concealed roof behind the eastern slope of the wing. Nevertheless, the east wing is beyond the identified appeal site, so such works would not be covered by these appeals.

Public Benefits and Conclusions on the Main Issue

42. The statutory duties in Sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 (the Act) are matters of considerable importance and weight. Paragraph 197 of the Framework states that the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation should be taken into account in determining applications. Paragraph 199 of the Framework also advises that when considering the impact of development on the significance of designated heritage assets, great weight should be given to their conservation. Furthermore, paragraph 200 of the Framework advises that significance can be harmed or lost through the alteration or destruction of those assets and that this should have a clear and convincing justification.
43. The proposal would be harmful to the special historic and architectural interest of the Grade II listed building, particularly in respect of alterations to the interior and exterior of the building to accommodate wall and roof insulation. This would have a harmful effect on its significance as a designated heritage asset, which would equate to less than substantial harm to its significance. Paragraph 202 of the Framework identifies that this harm should be weighed against the public benefits of proposals including, where appropriate, securing its optimum viable use. Policy NE8 of the Hart Local Plan (Strategy and Sites) 2032¹ (HLP) also requires this approach to be followed in such circumstances.
44. The proposed scheme of drainage and ground coverings would protect the building from damage from ground water. The repair work to the building, principally to elements of the timber frame, removal of modern external boarding and brickwork for traditional replacements and lime mortar and reinstatement of sole plates and clapboarding in place of the high-level windows to the south façade, would ensure the long-term future of fabric within the building. I am mindful that the Council has not served any urgent works notices and the building is not included on Historic England's Heritage at Risk Register. Nevertheless, the building has not been subject to regular maintenance and requires repair, as soon as practicably possible, together these would therefore amount to heritage benefits of considerable weight.
45. The removal of the door to the eastern end of the building and reinstatement of timber framing and clapboarding, and removal of plant from the opposite end would both amount to heritage benefits of moderate weight. Moreover, the important contribution made by the timber frame and clapboarding would be more appreciable in these locations. However, the ends are of different

¹ Adopted April 2020.

appearance and construction to the north and south sides, so forfeiture of the ability to appreciate their characteristics would not be countered by preservation of the ends.

46. More generally on this point, I appreciate that the approach taken to the upgrade of the building primarily relates to internal fabric to protect the exterior of the building, but I have identified concerns with external alterations necessary to accommodate insulation, which undermines this approach. Moreover, the proposal would undoubtedly improve the thermal performance of the building, but it would do so through alterations I have determined would be harmful to appreciation of the historic fabric and character of the building. I therefore afford such benefits limited weight.
47. The removal of partitioning to the eastern side of the barn would be of benefit, but I am mindful this was previously secured some time ago, through a permission for temporary use of the building. I am therefore only able to afford this very limited weight. The absence of new internal partitions, windows in the roof or façades, and harm caused to roosting bats would also neither weigh for nor against the appeal scheme.

Optimum Viable Use

48. The appellant's Planning Statement explores the concept of other uses for the appeal building and I appreciate that the storage of agricultural produce, machinery and tools is already well catered for in the modern buildings to the south.
49. I have referred to the important relationship created by the physical and historical association of the barn with the farmhouse and cart shed within the historic farmyard. The proposed use of the building for residential purposes in connection with the Farmhouse would certainly maintain this connection and there can be no doubt that the associated works would invest in maintenance of the long-term conservation of the barn and reduce potential risks associated with immediate inaction.
50. Notwithstanding this, it is by no means inevitable that a commercial or other alternative use would have a harmful effect in terms of the subdivision of the barn from the historic estate, as evidenced by the conversion of the western wing to a separate dwelling. Insufficient information has been submitted to determine the suitability or otherwise of alternative uses for the appeal building, particularly as the appeal proposal would have a significant impact on its historic fabric and character. With this in mind, while change in the historic environment is driven by many variables, including responses to social, economic, and technological change, I cannot be certain that commercial or other uses would require works or development, of the extent required through the proposal, to secure conservation of the barn's heritage value.
51. Taking the above together, while collectively there would be public benefits of considerable and moderate weight associated with the proposal, the harm that would be caused by allowing it, to the special interest of the listed building, would be of greater significance. Moreover, in accordance with paragraphs 199 and 202 of the Framework, considered together, I conclude that the public benefits do not outweigh the great weight to be given to the less than substantial harm I have identified.

52. I accept that the decision taken should be proportionate to the significance of an asset and the impact of any change to that significance and additional layers of potential future interest could also add value, but this is principally where heritage values would not be eroded or compromised by a proposal, as in these appeals.
53. In light of the above, I conclude that the proposal would have a considerably harmful effect on the special historic and architectural interest of the Grade II listed building. The appeal proposal would therefore fail to satisfy the requirements of the Act, paragraphs 197, 199 and 200 of the Framework and would conflict with the heritage aims of HLP Policy NBE8.

Other Matters

54. Cold Piece Farmhouse is a Grade II listed building, positioned to the east of its historic farmyard, that is likely of early-18th Century origin, or possibly earlier. It has been subject of a series of later alterations, principally in extensions to the east and is now a relatively large house of two-storeys with attic rooms served by dormer windows. Despite this meaning that large parts of its fabric are more modern in origin, including the south façade facing farm buildings, these form part of the significance of the building, as they demonstrate how the building has evolved over time to meet the needs of its occupants. The architectural detailing is also noteworthy, particularly to its openings and roof. As such, the significance of this listed building is to be found in its architectural and historic interest, as a fine example of an early-18th Century, possibly earlier, Farmhouse with later additions.
55. The Farmhouse also includes the mid-to-late 18th Century Granary to the east of the barn. It is a small square building of timber frame construction, clad in weatherboarding, beneath a pyramid roof covered with iron sheeting and elevated on staddle stones. Given its age, and physical and functional relationship with the Farmhouse, the Granary is a curtilage listed building. Moreover, its simple architectural form is typical of its historic use for crop storage and helps to illustrate traditional joinery techniques from the period, which contributes to the significance of the listed Farmhouse.
56. The Grade II listed 'Cartshed at Cold Piece Farm' is to the west of the Farmhouse and encloses the northside of the historic farmyard. It is a simple, open fronted, timber frame building of three bays, that likely originates from the early-18th Century. Its exterior is clad in weatherboarding and roof in red tiles. However, the evidence before me suggests that it may have been moved from another location, as it is constructed of a mix of timbers, is of similar construction to the Barn and historic mapping indicates that it did not appear in its current location until 1875. As far as it is relevant to this appeal, the significance of the listed building is to be found in its architectural and historic interest, as a noteworthy example of an early-18th Century cart shed.
57. The listed buildings also each draw significance from their relationship together around the historic farmyard and their survival as a group adds further value, including as evidence of the changes in the prosperity and farming practices of the parish between the 17th and 20th Centuries.
58. I have had regard to the statutory duty referred to in the Act. While the proposal would alter the external appearance of the barn through the projection of its cladding and introduce overtly domestic glazing to the

openings on its northern side, these would not detract from the setting of these other listed buildings, which would be preserved.

Planning Balance and Conclusion

59. The development plan for the area includes the HLP. While this predates the current Framework, it should not be considered out-of-date simply because it was adopted prior to its publication. Due weight should be given to them according to their consistency with the Framework. Moreover, HLP Policy NBE8 is consistent with the aims of the Framework regarding the historic environment. It is therefore an up-to-date policy and I afford conflict with it significant weight.
60. I have already identified the benefits of the appeal scheme as part of the assessment of public benefits in undertaking the necessary balancing exercise in relation to the Grade II listed barn. In terms of harm, the proposed development would not comply with development plan policy in respect of the harm to this listed building.
61. This leads me to an overall conclusion that the appeal scheme would not accord with the development plan, when considered as a whole, and I find that the adverse impact of the proposal is a matter of great weight against the grant of planning permission that outweighs the stated benefits.
62. The proposal would be contrary to the development plan and there are no other considerations, including the provisions of the Framework, which outweigh this finding. Accordingly, for the reasons given, I conclude that the appeals should be dismissed.

Paul Thompson

INSPECTOR