



Appeal Decisions

Site visit made on 4 January 2023

by A Tucker BA (Hons) IHBC

an Inspector appointed by the Secretary of State

Decision date: 6 January 2023

Appeal A Ref: APP/C1435/W/22/3290060

Christopher Fields, Church Lane, Danehill, RH17 7EY

- 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 Nick Parker against the decision of Wealden District Council.
 - The application Ref WD/2021/1135/F, dated 27 April 2021, was refused by notice dated 7 December 2021.
 - The development proposed is internal alterations and single-storey extension to the south of a grade II listed dwelling.
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Appeal B Ref: APP/C1435/Y/22/3290059

Christopher Fields, Church Lane, Danehill, RH17 7EY

- 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 Nick Parker against the decision of Wealden District Council.
 - The application Ref WD/2021/1136/LB, dated 27 April 2021, was refused by notice dated 7 December 2021.
 - The works proposed are internal alterations and single storey extension to the south of a grade II listed dwelling.
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Decision – Appeal A

1. The appeal is allowed, and planning permission is granted for internal alterations and single storey extension to the south of a grade II listed dwelling, at Christopher Fields, Church Lane, Danehill, RH17 7EY, in accordance with the terms of the application, Ref WD/2021/1135/F, dated 27 April 2021, subject to the conditions in the attached schedule.

Decision – Appeal B

2. The appeal is allowed, and listed building consent is granted for internal alterations and single storey extension to the south of a grade II listed dwelling, at Christopher Fields, Church Lane, Danehill, RH17 7EY, in accordance with the terms of the application, Ref WD/2021/1136/LB, dated 27 April 2021, and the plans submitted with it including 20781/200 Rev B, 20781/210 Rev G, 20781/211 Rev C, 20781/220 Rev F and 20781/221 Rev D, subject to the conditions in the attached schedule.

Preliminary Matters

3. The appeals relate to the same proposal under different legislation. Appeal A is made in respect of the planning application and Appeal B in respect of the listed building consent. I have considered each appeal on its own merits but dealt with both together in my reasoning.

Main Issue

4. The main issue for both appeals is the effect of the proposal upon the significance of the grade II listed building.

Reasons

5. Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA) requires the decision maker to have 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.
6. The building is a relatively recent addition to the list and thus benefits from a detailed list description. This helpfully identifies the primary reasons for designation which I was able to observe at my site visit. These include the 16th century core of the building which is confined to the central parts of the northeast road facing range, the 18th century extensions to that part, the building's plan form and valuable historic fabric such as the original chimney structure and elements of timber framing.
7. Externally, the uneven placement of windows across the front elevation, the substantial chimney stack, the exposed timber posts and the overall vernacular appearance at the front are also key elements of the building that contribute to its significance.
8. The building has been substantially extended at the rear to form a full double pile plan, matching the length of the older two storey range. Although this range adopts a matching palette of materials and a similar overall scale, it has a more regular appearance than the older front range, with a neatly planned façade that includes large picture windows and modern brickwork. It is clearly appreciated as a 20th century addition. It was built in two phases in 1930 and 2002. From the garden to the southwest, to the west of the brick wall, the historic range is almost entirely hidden. The list description suggests that this substantial portion of the building at the rear is not of special interest. There is nothing before me and nothing that I observed at the site visit that would lead me to conclude otherwise.
9. The extension would largely relate to this side of the building and the garden perspective to the west of the brick wall. It would adopt a simple low scale with a modern material palette that would be easily identified as a modern addition. It would extend out at one end of the existing rear range and would thus follow the strong linear form of the building. Its façade would be glazed where facing into the rear garden. The glazing would be divided vertically in a manner that would be sympathetic to the proportions of the glazing on the existing building.
10. The extension would be entirely hidden from the principal approach to the building from the road. As one moves across the front of the building towards its southeast end it would come into view and would be seen most readily from this side in views from the area of garden to the southeast. From this perspective the historic range terminates simply in a plain lean-to arrangement with a catslide roof. This appears to be an aspect of the building that is less significant than its front elevation; Indeed, the appellant's submissions suggest that the lean-to is a 1930s extension. From this perspective the extension would be visible where its flat roof would abut one side of the existing lean-to. Whilst in some contexts such an arrangement might appear uncomfortable,

here it would be seen beneath the existing arrangement of overlapping roofs at this end of the building and would thus not appear out of place.

11. The extension would present itself with a solid brick façade on this side of the garden wall and thus appear to turn away from the older part of the building. Its blank appearance on this side would relate well to the largely functional appearance of this corner of the building.
12. The evolution and hierarchy of the house would not be impacted by the proposal as the extension would sit alongside the existing building as an easily identified addition with a subservient scale, adding to the existing floor plan rather than harming it in any way. It would be away from the parts of the building that are of primary significance, would not impact on any significant historic fabric, and would be unseen in the main views of the front elevation as viewed from the road.
13. The proposal includes other small internal interventions in other parts of the building. The Council has not raised any objection to any of these elements. I reviewed these at my visit to the site and am satisfied that these alterations would not harm the significance of the building.
14. In summary, the proposal would not harm the significance of the listed building. It would thus accord with the requirements of the LBCA and paragraph 199 of the National Planning Policy Framework (the Framework), which establishes that great weight should be given to the conservation of heritage assets. It would also accord with Saved Policy EN27 of the Wealden Local Plan 1998, Spatial Objective SPO2 and Policy WCS14 of the Wealden District Core Strategy Local Plan 2013 and the Wealden Design Guide 2008. Together these seek to ensure that development proposals respect local character, including the historic environment.

Other Matters

15. The appeal site is within the Danehill Conservation Area (DCA). The proposed extension would not appear to be visible from any publicly accessible vantage point of the DCA, and in any case as I have found that the proposal would not harm the significance of the listed building, it follows that it would not harm the character and appearance of the DCA, with reference to Section 72 of the LBCA.
16. The appeal site is within the High Weald Area of Outstanding Natural Beauty (AONB). The statutory purposes of AONBs is to conserve and enhance the natural beauty of the area. Paragraph 176 of the Framework establishes that great weight should be given to conserving and enhancing the scenic beauty in AONBs. The proposal relates to an existing building that is within the developed context of the village, which would not result in an encroachment of built form into the open countryside of the AONB. I am satisfied that it would conserve the scenic beauty of the AONB.

Conditions

17. I have had regard to the conditions suggested by the Council. I have considered these against the tests in the Framework and the advice in the Planning Practice Guidance. I have imposed a condition specifying the approved plans for the planning permission as this provides certainty.

18. I have imposed conditions to ensure that the extension is appropriately detailed and finished to avoid causing harm to the special interest of the listed building.

Conclusion

19. For the reasons above, I conclude that the appeals should be allowed.

A Tucker

INSPECTOR

Schedule of Conditions

Appeal A Ref: APP/C1435/W/22/3290060

- 1) The development hereby permitted shall not begin 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: 20781/110, 20781/111, 20781/120, 20781/121, 20781/200 Rev B, 20781/210 Rev G, 20781/211 Rev C, 20781/220 Rev F and 20781/221 Rev D.
- 3) Before the walls hereby approved are constructed, a sample panel of brickwork measuring not less than 1 metre x 1 metre shall be constructed to show the dimensions, colour, texture, bond, and pointing (including mortar mix, joint thickness and finish profile), and approved in writing by the Local Planning Authority. The approved sample panel shall remain on site for the duration of the works. The walls shall be constructed in accordance with the approved sample panel and thereafter so retained.
- 4) Before any window, door or rooflight is inserted into the extension hereby approved, details of the doors, windows and inline rooflights shall be submitted to and approved in writing by the Local Planning Authority. Details shall be submitted at an appropriate scale and shall include details of their material, design, specification, method of opening, method of fixing and finish in the form of drawings and sections through cills, heads, frames and opening lights, showing the relationship to the structure. The development shall only be carried out in accordance with the approved details and retained as such thereafter.
- 5) Before the flat roof hereby approved is constructed, details of the roof material (which shall be metal) to include colour, and section drawings of the roof structure composition, including proposed means of drainage, shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details and retained as such thereafter.

Appeal B Ref: APP/C1435/Y/22/3290059

- 1) The works authorised by this consent shall begin not later than 3 years from the date of this consent.
- 2) Before the walls hereby approved are constructed, a sample panel of brickwork measuring not less than 1 metre x 1 metre shall be constructed to show the dimensions, colour, texture, bond, and pointing (including mortar mix, joint thickness and finish profile), and approved in writing by the Local Planning Authority. The approved sample shall remain on site for the duration of the works. The walls shall be constructed in accordance with the approved panel and thereafter so retained.
- 3) Before any window, door or rooflight is inserted into the extension hereby approved, details of the doors, windows and inline rooflights shall be submitted to and approved in writing by the Local Planning Authority. Details

shall be submitted at an appropriate scale and shall include details of their material, design, specification, method of opening, method of fixing and finish in the form of drawings and sections through cills, heads, frames and opening lights, showing the relationship to the structure. The works shall only be carried out in accordance with the approved details and retained as such thereafter.

- 4) Before the flat roof hereby approved is constructed, details of the roof material (which shall be metal) to include colour, and section drawings of the roof structure composition, including proposed means of drainage, shall be submitted to and approved in writing by the Local Planning Authority. The works shall only be carried out in accordance with the approved details and retained as such thereafter.

END OF SCHEDULE