



Appeal Decisions

Site visit made on 5 January 2023

by Tom Gilbert-Wooldridge BA (Hons) MTP MRTPI IHBC

an Inspector appointed by the Secretary of State

Decision date: 10 January 2023

Appeal A Ref: APP/C1570/W/21/3286173

Coverts, Bardfield End Green, Thaxted CM6 3PZ

- 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 & Mrs D Perkins against the decision of Uttlesford District Council.
 - The application Ref UTT/21/2079/HHF, dated 22 June 2021, was refused by notice dated 17 August 2021.
 - The development proposed is a two storey rear extension.
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Appeal B Ref: APP/C1570/Y/21/3286176

Coverts, Bardfield End Green, Thaxted CM6 3PZ

- 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 D Perkins against the decision of Uttlesford District Council.
 - The application Ref UTT/21/2080/LB, dated 22 June 2021, was refused by notice dated 17 August 2021.
 - The works proposed are the same as Appeal A.
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Decision Appeal A

1. The appeal is allowed and planning permission is granted for a two storey rear extension at Coverts, Bardfield End Green, Thaxted CM6 3PZ in accordance with the terms of the application, Ref UTT/21/2079/HHF, dated 22 June 2021, subject to the following conditions:
 - 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: PE 0121.01, PE 0121.02 Rev A, and PE 0121.03 Rev A.

Decision Appeal B

2. The appeal is allowed and listed building consent is granted for a two storey rear extension at Coverts, Bardfield End Green, Thaxted CM6 3PZ in accordance with the terms of the application Ref UTT/21/2080/LB dated 22 June 2021 and the plans submitted with it, subject to the following conditions:
 - 1) The works authorised by this consent shall begin not later than 3 years from the date of this consent.
 - 2) Construction of the extension shall not be commenced until samples of the materials to be used on the external finishes, including the roof which should be clad in handmade clay tiles, have been submitted to and approved in writing by the local planning authority. The works shall be

implemented in accordance with the approved details and permanently maintained as such.

- 3) Construction of the extension shall not be commenced until additional drawings that show details of proposed new windows and doors to be used by section and elevation at scales between 1:20 and 1:1 as appropriate have been submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Main Issue

3. The main issue for both appeals is the effect of the proposal on the special interest and significance of the Grade II listed building known as Coverts.

Reasons

4. The listed building at Coverts dates from the early 17th century. The historic core comprises a two storey timber-framed structure with a thatched roof and red brick chimney. Internally, it is possible to see the building's timber frame at ground and first floor along with fireplaces and other historic features. The building has been extended to the north in the late 20th and early 21st centuries with a two storey side/rear extension and tiled roof that steps down from the thatched roof, and a single storey timber clad entrance porch beyond that. A single storey lean-to extension also runs along part of the rear elevation.
5. The special interest and significance of the listed building are greatly informed by its architectural and historic qualities as a thatched cottage with a surviving timber frame and other details. The thatched front elevation is prominent from the road across the cricket ground with the two storey side/rear extension a subservient feature. From the rear garden and a public footpath that connects the cricket ground to the wider countryside, the modern extensions interrupt views of the thatched part of the building when standing to the north-west. However, when standing due west in the rear garden or on the footpath, the thatched building remains the dominant feature due to the greater height and scale of its roof compared to the extensions.
6. The proposed two storey rear extension would project from the existing two storey side/rear extension with no loss of historic fabric. It would increase the footprint of the modern extensions to a level comparable to the historic core. However, it would step down and in from the existing extension to ensure that it would be subservient to both the existing extension and the thatched part of the building. It would reflect the colour, materials and detailing of the existing extension which would allow the older and newer parts of the overall building to be identified clearly.
7. The proposed extension would further obscure views of the thatched building from the north-west. However, the thatched building would remain dominant and legible from close and longer distance views from the west. There would be no change to the prominence of the front elevation. While Coverts has been extended incrementally over time, the proposal would not detract from the primacy of the historic core due to its sympathetic scale, form and design.
8. In conclusion, the proposal in both appeals would preserve the special interest of the listed building at Coverts and not cause any harm to its significance. Therefore, it would accord with Policies GEN2, H8 and ENV2 of the Uttlesford

Local Plan 2005 which, amongst other things, require the scale, design and materials of extensions to respect those of the original building, with development that is in keeping with the scale, character and surroundings of listed buildings and compatible with the scale, form, layout, appearance and materials of surrounding buildings while safeguarding important environmental features.

9. The proposal would accord with Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, where special regard and attention shall be paid to preserving listed buildings. It would also follow Section 16 of the National Planning Policy Framework which seeks to sustain the significance of heritage assets.

Conditions

10. In addition to the standard time limit conditions for both appeals, I have specified the approved plans in Appeal A for clarity and compliance. Conditions 2 and 3 for Appeal B are necessary to ensure that the extension has an acceptable effect on the listed building. I have attached these conditions to the listed building consent rather than the planning permission as they concern details necessary to sustain the significance of the listed building. I have merged the Council's condition on roof tiles into the general condition on external materials for the sake of simplicity.

Conclusions

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

Tom Gilbert-Wooldridge

INSPECTOR