



Appeal Decisions

Site visit made on 10 January 2023

by Jo Dowling BA(Hons) MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 2nd February 2023

Appeal A Ref: APP/N1730/Y/21/3287721

Thackhams Farmhouse, Bottle Lane, Mattingley, Hook, RG27 8LJ

- 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 Christine White against the decision of Hart District Council.
 - The application Ref 21/01926/HOU, dated 16 July 2021, was refused by notice dated 6 October 2021.
 - The development proposed is erection of a single storey side extension.
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Appeal B Ref: APP/N1730/W/21/3287722

Thackhams Farmhouse, Bottle Lane, Mattingley, Hook, RG27 8LJ

- 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 Christine White against the decision of Hart District Council.
 - The application Ref 21/01927/LBC, dated 16 July 2021, was refused by notice dated 6 October 2021.
 - The works proposed are erection of a single storey side extension.
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Decision

1. These appeals are dismissed.

Preliminary Matters

2. The address given on the application form and appeal documentation is Thackhams Farm. However, the proposal is for an extension to the farmhouse which is one of a number of buildings at the site. For the purposes of clarity and precision I have amended the address in the header to reflect this.

Main Issues

3. The main issues are:
 - The effect of the proposal on the listed building, Thackhams Farmhouse, its setting and any features of architectural or historic interest that it possesses; and
 - the effect on the character and appearance of the Mattingley West End Conservation Area.

Reasons

4. Thackhams Farm is a complex of farm buildings located on the junction of Bottle Lane and Vicarage Lane. The farmhouse consists of a detached two storey L shaped red brick and tile building which faces onto Vicarage Lane. The building includes features such as brick banding, cambered openings and casement

windows that indicate that it originates from the 18th century. However, it has been subject to a number of extensions and alterations. To the north of the farmhouse are a number of single storey agricultural buildings which include a Grade II late 18th Century listed barn.

5. The farm forms part of an open rural landscape with the occasional area of woodland. The area is characterised by scattered historic farmsteads interspersed with the occasional more recent agricultural dwelling. A network of narrow country lanes serves this area. These features contribute positively to the Mattingly West End Conservation Area.
6. The proposed single storey side extension would partially infill the L shape. The extension would have a rectangular form and a tiled partially hipped roof with a large glazed lantern light. In order to minimise the impact on the historic fabric an existing ground floor window would be used to create an opening into the extension and the extension would be freestanding. In addition the Applicant proposes to reuse the bricks from creating the opening to replace and repair a number of damaged bricks elsewhere on the building.
7. Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires that when considering a proposal that would affect a listed building or its setting special regard needs to be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
8. I consider that the scale, bulk and design, particularly of the roof and glazed lantern, of the proposed extension would detract from the listed building and its setting. In my view the harm to significance would be less than substantial and where this is the case paragraph 202 of the National Planning Policy Framework (the Framework) says that such harm should be weighed against the public benefits of the proposal.
9. I accept that the proposed extension would introduce more light and improve the function and layout of the ground floor which could encourage long term committed ownership and therefore preservation of the building. However, these benefits would be limited and, I consider, would be insufficient to outweigh the harm to the special interest, or significance of Thakhams Farmhouse.
10. I note the Appellant has referred to evidence of an extension being located in this area in the past. However, I have no evidence of the size, form or design of that extension to compare with what is proposed. Furthermore, whilst I accept that it might not have been the original intention for these two facades to be visible, the ability to view the buildings evolution and development is of historic interest and to obscure them would, in my opinion, harm the significance of the building.
11. As a result I consider that the works would fail to preserve Thakhams Farmhouse and its setting for which clear and convincing justification has not been provided. The works would therefore not comply with the requirements of Section 16(2) of the Act, the guidance contained within the Framework, policies NBE8 and NBE9 of the Hart Local Plan (Strategy and Sites) 2023 and saved policy GEN1 of the Hart Local Plan 2006 which seek to conserve or enhance heritage assets and their settings

12. I note the Appellant's intention to allow the existing beech hedge to grow to screen the proposal. However, I consider due to the prominent corner location that the proposed extension would still be visible from Bottle Lane and due to its scale, bulk and design would detract from the character and appearance of the building and this part of the Mattingly West Conservation Area. The proposal would therefore not comply with Section 72 of the Act and the guidance contained within the Framework which requires development in conservation areas to preserve or enhance the character or appearance of that area.

Conclusion

13. Accordingly for the reasons set out I conclude that the erection of a single storey side extension would fail to preserve the setting of Thakhams Farmhouse and the character and appearance of Mattingly West End Conservation Area and as such these appeals should be dismissed.

Jo Dowling

INSPECTOR