



Appeal Decision

Site visit made on 13 December 2022

by C Butcher BSc MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 09 February 2023

Appeal Ref: APP/C1760/W/22/3297641

**The Delph, Heathman Street, Nether Wallop, Stockbridge, Hampshire
SO20 8EW**

- 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 Ms Karen Martin against the decision of Test Valley Borough Council.
 - The application Ref 21/03189/FULLN, dated 5 November 2021, was refused by notice dated 24 March 2022.
 - The development proposed is 2 sash windows - front of house, 1 mock sash window - side of house.
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Decision

1. The appeal is allowed and planning permission is granted for 2 sash windows - front of house, 1 mock sash window - side of house at The Delph, Heathman Street, Nether Wallop, Stockbridge, Hampshire SO20 8EW in accordance with the terms of the application, Ref 21/03189/FULLN, dated 5 November 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: 111/01, 111/02 and 111/03.

Preliminary Matters

2. Work has already been carried out to replace the relevant windows on the property. However, at present, the appearance of the windows is not in accordance with the plans submitted as part of the application. I have therefore made my decision based on the plans before me, and the proposal is only part retrospective.
3. In order to accord with the plans, further works are required, including that the glazing bars and mock sash horns on the small window on the east elevation need to be removed. In addition, a new upper sash with glazing bars is required on the ground floor window on the north elevation. Finally all three windows need to have pre-formed drips fitted above.

Main Issue

4. The main issue is the effect of the proposed development upon the character and appearance of the Nether Wallop Conservation Area and The Delph as a non-designated heritage asset.

Reasons

5. The Nether Wallop Conservation Area is characterised by historic cottages set either side of the Wallop Brook which runs through the centre of the village. A number of the cottages are of a significant age with thatched roofs and traditional wooden windows. There are also a number of examples of dwellings with uPVC windows in the area. Nevertheless, the appearance and character of the cottages as a whole contributes towards the significance of Nether Wallop as a traditional rural village.
6. The Delph is located immediately adjacent to the roadside on Heathman Street. It appears on historic maps in the 1890s and has been identified as a non-designated heritage asset by the Council. It's overall design, including its gabled roof and traditional brick chimney, gives rise to its significance and ensures that it contributes positively to the character and appearance of the Conservation Area.
7. The Wallops Village Design Statement (VDS), adopted as Supplementary Planning Guidance in February 2004, sets out that the use of modern plastic windows should be avoided. However, The Delph itself already has uPVC windows, including on the west elevation which is visible from the road. There are also a number of other examples of uPVC windows close to the appeal site, and within the village more generally, which do not detract from its overall historic appearance. Therefore, while wooden frames may have been preferable in what is a fairly prominent location, the use of uPVC is not, in itself, out of keeping with the overall character of the surrounding area.
8. In this instance, I consider that the use of uPVC materials for the windows would be acceptable. The windows themselves appeared to be of a high-quality finish that would be similar in appearance to equivalent wooden framed windows. The width of the window frames would be similar to other examples nearby. They would not appear to be incongruous with the general appearance or proportions of the property, despite the fact that the front elevation is quite narrow when viewed head-on from Heathman Street.
9. Furthermore, the proposed glazing bars are narrow and would not make the design of the windows appear cluttered, while the 'sash' design better reflects the age of the property than the metal framed windows that were previously in situ. Overall, the appearance of the windows, including the proposed future works to them, by way of their design and materials used, would be sympathetic to the overall appearance of the dwelling, and that of the surrounding area.
10. Overall, the proposal would preserve the character and appearance of both the Conservation Area and The Delph itself as a non-designated heritage asset. As a result, their setting and their significance would not be harmed, thus satisfying the requirements of the Act¹.
11. For these reasons, I conclude that the development proposal is in accordance with Policy E9 of the Test Valley Borough Revised Local Plan DPD (January 2016), as well as the overall aims of the Wallops Village Design Statement, which taken together, seek to protect character and appearance, including that of heritage assets.

¹ Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

Other Matters

12. Although not identified as a reason for refusal, the Council has stated that the proposed development would cause harm to the setting of three Grade II listed buildings nearby on Heathman Street. The buildings in question are Maltings and Old Butcher's Cottage, located either side of The Delph, and The Trout situated opposite. Mindful of the statutory duty set out in s66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, I have had special regard to the desirability of preserving their settings.
13. The significance of all three buildings arises from their age, being at least 18th century in origin, along with their general appearance, including thatched roofs and various period features. The relatively enclosed nature of Heathman Street means that the setting of the three buildings is appreciated at fairly close range.
14. The Delph is located in close proximity to all three listed buildings and contributes to their significance. I consider the design of the proposed windows would not harm the character and appearance of the area, and The Delph itself as a non-designated heritage asset. This, combined with the fact that The Delph already has existing uPVC windows on the western elevation, which forms part of the setting of the listed buildings, leads me to conclude that the proposal would not cause harm and would therefore preserve the settings of these listed buildings and the contribution they make to their significance.

Conditions

15. Having regard to the planning practice guidance, and given that the proposed development has not yet been completed with further detailed works required to the windows, I have imposed conditions specifying the time limit for the additional works to be undertaken, and to identify the approved plans. These conditions are necessary to provide certainty.
16. As I have found that the proposed design of the windows is acceptable, it is not necessary to impose the Council's suggested condition on the submission of joinery details.

Conclusion

17. For the reasons given above, having regard to the development plan read as a whole and all other relevant material considerations, I conclude that the appeal should be allowed.

C Butcher

INSPECTOR