
Appeal Decision

Site visit made on 21 March 2023

by Paul Jackson B Arch (Hons) RIBA

an Inspector appointed by the Secretary of State

Decision date: 21st April 2023

Appeal Ref: APP/X2220/Y/21/3288325

Park Cottage, Catsole Hill, Goodnestone CT3 1QF

- 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 Lord Julian Fitzwalter against the decision of Dover District Council.
 - The application Ref 21/01091, dated 3 July 2021, was refused by notice dated 24 September 2021.
 - The works proposed are removal of existing and erection of new single storey rear extension.
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Decision

1. The appeal is allowed and listed building consent is granted for removal of existing and erection of new single storey rear extension at Park Cottage, Catsole Hill, Goodnestone CT3 1Q in accordance with the terms of the application Ref 21/01091, dated 3 July 2021 and the plans submitted with it, subject to the conditions at the end of this decision.

Main Issue

2. The main issue is the effect of the proposed extension on the architectural and historic interest of Park Cottage, which is listed at Grade II.

Reasons

3. Park Cottage is a much altered and extended 18th century brick cottage. It lies on a generous plot on the edge of Goodnestone and forms part of a group of diverse properties associated with the Goodnestone Estate centred on Goodnestone House. It has been unoccupied for 10 years and is in need of significant maintenance works including structural repairs. Its heritage significance stems mainly from its historical association with the estate and architectural interest due to its adaptation since the 18th century from a thatched cottage to a more significant 2 (at one time 3) storey building with distinctive 'dering' windows, steep slate roof and tall chimneys.
4. The proposal consists of demolition of a lean-to constructed in 1863 now used to accommodate a gas boiler and a rear lobby: and its replacement with a modest extension to the west elevation within the 'L' shape plan. This is to create a larger kitchen to replace the current small kitchen which is constrained behind the stairs.
5. In principle, the proposed extension would be subservient to the main 2 storey structure. It would be set back from the main walls to the south and west

elevations, sufficient for the viewer to appreciate the 1814 and 1863 plan forms. The ridge of the roof would terminate below the Victorian decorative corbelling under the eaves. The necessary valley gutter against the stair wall would not be readily visible especially as the extension would be on the north side where the ground rises substantially. It would be constructed of lead properly stepped and flashed against existing brickwork and would not be long enough to be likely to lead to any undue risk of blockage or water ingress.

6. I give limited weight to the need to maintain an obviously 'L' shaped floorplan as this was the result of extensions in 1814 and 1863 to create a staircase and the current kitchen with a third bedroom above. The 'L' plan form would still be plainly perceived above the ground floor. The extension would replace an existing lean-to and would be sympathetic to the existing building and built of similar materials.
7. The lean-to is of poor quality seen against the rest of the property, having been rendered and suffered significant settlement and cracking at the corner. It has no internal features of great heritage interest. The oak rear door matches doors elsewhere on the estate and is proposed to be re-used. Severely worn brick lobby paviors are of some historical interest, reflecting the day-to-day life of the building's occupiers, but many are broken and the ground has noticeably settled. It would be possible to re-use these elsewhere around the exterior and in any event, record their existence. Whatever else happens, the lean-to would have to be the subject of appreciable building works as part of the process of normal repair and maintenance.
8. Turning to the interior of the dwelling, the Council suggests that the living area could accommodate a kitchen, but the room is insufficient in floor area to accommodate a practical kitchen in addition to the necessary furniture that a family using 3 bedrooms might reasonably require. Moreover, the window sills are too low. It would be desirable, as the appellant indicates, to keep functional rooms such as the kitchen, storage areas, the utility room and the wc around the staircase in the 1863 part of the house, thus maintaining the original simplicity of the main rooms and their fireplaces. None of the other proposed interior alterations would diminish the building's heritage significance.
9. To conclude, the building needs to be put to a viable use and the best continuing use consistent with its conservation is as a dwellinghouse. The proposal replaces a structurally deficient and damp later addition with a useful family kitchen space that frees up the existing kitchen as a new utility room, providing potentially attractive accommodation. Providing the extension is constructed of matching red brick and slates, the architectural and historical interest of the building would be preserved for the future. There would be only minor loss of poor quality later fabric amounting to 'less than substantial' harm at a low level. The loss would be justified by the public benefits, which amount to the continuing domestic use of a listed heritage asset on the Goodnestone Estate, within the community that it was built to serve.
10. There would be no conflict with guidance in the National Planning Policy Framework (NPPF) which indicates at paragraph 202 that less than substantial harm to the significance of a designated heritage asset should be weighed against the public benefits including securing its optimum viable use.

Conditions

11. Apart from the usual time limitation on commencement, conditions are necessary to ensure the works are carried out in accordance with the approved drawings and to record the existing rear lobby and boiler room and other items to be demolished or removed. Details of certain aspects including the materials to be used, windows, doors, joinery, lead valley gutter and the junction between the ridge and eaves are to be submitted for approval.

Conclusion

12. For all the above reasons, the works should be granted consent.

Paul Jackson

INSPECTOR

Schedule of 5 conditions

- 1) The works authorised by this consent shall begin not later than 3 years from the date of this decision.
- 2) The works hereby permitted shall be carried out in accordance with the approved plans: 1.3 Rev A, 1.4.
- 3) Prior to the commencement of the works hereby approved the following details shall be submitted to and approved in writing by the local planning authority and the works thereafter shall be carried out in accordance with the approved details:
 - A) Detailed drawings to a scale of 1:5 and 1:1 of typical details of all new joinery, to include re-use of the existing rear oak door, finishes, mouldings and glazing bars also showing glazing.
 - B) The type of native slate to be used on the extension including written details. Samples of the proposed roof construction are to be provided for the Council's written approval and the works shall match the approved sample in every respect.
 - C) A sample panel of brickwork shall be constructed to show the brick bond, details of mortar mix and type and style of pointing to be approved in writing by the local planning authority. The works thereafter shall be carried out in accordance with the approved sample.
 - D) Details of mechanical ventilation and flues to be installed including location, dimensions, colour and material.
 - E) 1:10 scale drawings illustrating proposed eaves detailing, indicating the provision of any ventilation and the specification of any roofing felt and insulation where proposed.
 - F) Details at a scale of 1:10 of the proposed interface between the existing building and proposed extension.
- 4) The developer shall give the local planning authority 14 days advance notice of the start of any works and, for a period of 7 days before any

work takes place, access to the building shall be given to a person/body nominated by the local planning authority for the purpose of recording the building and aspects of the interior (where proposed to be altered) by making measured drawings and/or taking photographs.

- 5) The works of demolition authorised by this consent shall not be carried out before a contract for the carrying out of the works of redevelopment of the site has been made.