



Appeal Decisions

Site visit made on 26 April 2023

by Matthew Jones BA(Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 5 May 2023

Appeal A Ref: APP/U1105/W/22/3304034

Meadowbrook, Lane To Talewater Farm, Talewater, Devon, Talaton EX5 2RS

- 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 Barry Wright against the decision of East Devon District Council.
 - The application Ref 22/0738/FUL, dated 1 April 2022, was refused by notice dated 9 May 2022.
 - The development proposed is conversion of roofspace to habitable use to include a side dormer and alterations to fenestration.
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Appeal B Ref: APP/U1105/Y/22/3304033

Meadowbrook, Lane To Talewater Farm, Talewater, Devon, Talaton EX5 2RS

- 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 Barry Wright against the decision of East Devon District Council.
 - The application Ref 22/0739/LBC, dated 1 April 2022, was refused by notice dated 9 May 2022.
 - The works proposed are conversion of roofspace to habitable use to include a side dormer and alterations to fenestration.
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Decisions

1. Appeal A is allowed and planning permission is granted for first floor extension and alterations to fenestration at Meadowbrook, Lane To Talewater Farm, Talewater, Devon, Talaton EX5 2RS in accordance with the terms of the application Ref 22/0738/FUL, dated 1 April 2022, subject to the conditions in the attached schedule.
2. Appeal B is allowed and listed building consent is granted for first floor extension and alterations to fenestration at Meadowbrook, Lane To Talewater Farm, Talewater, Devon, Talaton EX5 2RS in accordance with the terms of the application Ref 22/0739/LBC, dated 1 April 2022, and the plans submitted therewith, subject to the conditions in the attached schedule.

Procedural Matters

3. The description of development on the original application form, the decision notices and appeal forms makes an erroneous reference to a side dormer. During the appeal process alternative descriptions of development were discussed between the main parties. This is reflected in my decisions above.
4. Meadowbrook is a residential barn conversion close to Talewater Farm, the farmhouse at which forms the Grade II listed building 'Talewater Farmhouse'. There is a dispute between the main parties as to whether Meadowbrook falls within the historic curtilage of the farmhouse and therefore under the auspices of its listing. This is a matter for the courts, not me, and I am mindful that an

appeal under s20 has been made. Given such, and for the sake of expediency and the benefit of my assessment alone, I have considered the appeals on the basis that Meadowbrook does indeed form part of the listed building.

Main Issue

5. In this context, the main issue in these appeals is the effect of the proposal on the special architectural and historic interest of Talewater Farmhouse.

Reasons

6. The significance of Talewater Farmhouse derives first and foremost from its age, historic fabric, plan form and its architectural composition. However, it also draws a degree of interest from the quality of its accompanying farm buildings, particularly those clustered around the farmhouse to form a yard.
7. Meadowbrook is away from the yard, and, beyond speculation, its original form and purpose are not clear. It is now punctuated by domestic features such as a storm porch, rainwater goods, windows and a chimney. The main wing, particularly the north elevation, has a simpler fenestration and proportions suggestive of an agricultural heritage. However, parts of its exterior, notably the brick quoins which form the openings, are clearly modern, and the composition of the stonework conveys to me an event of potentially significant rebuilding. We know that Meadowbrook's single storey wing is a completely modern replacement contemporaneous with the conversion to residential use.
8. The dwelling is also set in obvious domestic grounds with garden walls and picket fencing, lawns and a patio. Spatially it relates more to the adjacent circa 1970s house Shebada than the farmyard. Meadowbrook is not therefore clearly distinguishable as an historic barn in my view, but rather presents largely as a modern house, albeit with a semblance of agrarian detailing and a rubblestone exterior. It makes little contribution to the significance of Talewater Farmhouse.
9. The proposal would raise the ridge of the modern single storey wing. Given the way Meadowbrook is viewed on one's approach to the farmstead, the actual visual effect of the development/works would be limited, and the single storey element would retain adequate subservience to the principal, older wing of the house. The most sensitive north elevation of Meadowbrook would not be read easily in conjunction with the proposal. The character of the dwelling, and the limited contribution it makes to the listed building, would thus be unchallenged.
10. Given such, the significance of Talewater Farmhouse would be unharmed and its special architectural and historic interest preserved. The proposal would accord with the heritage objectives of Policy EN9 of the East Devon Local Plan 2013 to 2031 (adopted 2016) and the National Planning Policy Framework.

Conditions and Conclusion

11. A condition is required to ensure that the external finishes of the proposed works/development match the appearance of the existing building.
12. For the reasons outlined above, and taking all other matters raised into account, I shall allow the appeals.

Matthew Jones
INSPECTOR

Appeal A – Schedule of Conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 20.50 P 03, 20.50 P 04, 21.50 SP 02

Appeal B – Schedule of Conditions

- 1) The works authorised by this consent shall begin not later than three years from the date of this consent.
- 2) The materials to be used in the construction of the external surfaces of the works hereby permitted shall match in type, colour and texture those of the existing building.