



Appeal Decision

Site visit made on 3 May 2023

by Matthew Jones BA(hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16 May 2023

Appeal Ref: APP/D0840/Y/22/3307468

Rose Cottage, Penpont, St Mawgan, Cornwall TR8 4ET

- 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 and Mrs Oglethorpe against the decision of Cornwall Council.
 - The application Ref PA22/03133, dated 30 March 2022, was refused by notice dated 30 August 2022.
 - The works proposed are replacement of existing asbestos/cement fibre slate with natural slate and install appropriate flashings and terracotta ridge tiles, install breathable roofing felt and appropriate insulation. Provide dry edge slate fascias, steel/aluminium gutters and down pipes to be installed where necessary.
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Decision

1. The appeal is allowed and listed building consent is granted for replacement of existing asbestos/cement fibre slate with natural slate and install appropriate flashings and terracotta ridge tiles, install breathable roofing felt and appropriate insulation. Provide dry edge slate fascias, steel/aluminium gutters and down pipes to be installed where necessary at Rose Cottage, Penpont, St Mawgan, Cornwall TR8 4ET in accordance with the terms of the application Ref PA22/03133, dated 30 March 2022, and the plans submitted therewith, subject to the following conditions:
 - 1) The works authorised by this consent shall begin not later than three years from the date of this consent.
 - 2) No works shall commence until a schedule of works have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Main Issue

2. Rose Cottage is a Grade II listed building in the St Mawgan Conservation Area (the CA). In this context, the main issue is the effect of the works on the special architectural and historic interest of Rose Cottage and, linked to that, whether they would preserve or enhance the character or appearance of the CA.

Reasons

3. Rose Cottage is circa late 18th Century. It draws significance from its historic fabric and its vernacular cottage construction. These attributes also lead the dwelling to make a positive contribution to the character and appearance of the CA, which covers the historic core of St Mawgan, and which is embodied by its prevalence of local materials and piecemeal vernacular village architecture.

4. The roof coverings of Rose Cottage are, however, not original. The main roof is clad in asbestos fibre tiles. As relatively modern, mass manufactured items with little aesthetic merit, these tiles detract from the significance of both the listed building and the CA. It is not clear, beyond speculation, what the original main roof covering was. The cottage's subsidiary roofs do not appear to me to be slurried as identified in the list description, and it is evident that at least the lower roof to the left-hand side has since been replaced, albeit with a scantle slate roof. Given that slurring is a repair method of last resort and often a precursor to roof failure, it makes sense that these roofs are not original.
5. The main roof would be reclad in a natural slate. Although the slate in question would not be indigenous to Cornwall or even Great Britain, it would have a similar geological pedigree and appearance to that found locally at quarries such as Delabole. Consequently, it would be an improvement on the asbestos.
6. The point is made that allowing this appeal may perpetuate the use of non-native slates in St Mawgan. However, each case must be assessed on its own individual merits, and my reasoning here is squarely based on the quality of the natural slate relative to the existing asbestos tiles. The Council considers that the appellant should use specific Cornish slate such as Delabole, but in the absence of any clear evidence as to the previous roof covering, this would not necessarily better reveal the significance of the listed building nor the CA.
7. Consequently, it follows that the character and appearance of the CA would be modestly enhanced, and the special architectural and historic interest of Rose Cottage would be preserved.
8. Moreover, the works would accord with Policies 2, 12 and 24 of the Cornwall Local Plan Strategic Policies 2010-2030 (adopted 2016), the Cornwall Design Guide and the National Planning Policy Framework insofar as they seek for schemes to be well designed, to protect the historic environment and to take opportunities to better reveal the significance of designated heritage assets.

Conditions

9. A condition requiring adherence to the plans which accompany the appeal is not necessary in respect to an appeal made for listed building consent. Whilst the proposed finish materials are clearly defined and a thorough synopsis of the intended works is set out in the evidence, I agree that a definitive, final schedule of the works should be secured by a condition.

Conclusion

10. For the reasons outlined above, and taking all other matters raised into account, I shall allow the appeal.

Matthew Jones
INSPECTOR