



Appeal Decision

Site visit made on 15 May 2023

by Zoe Raygen DipURP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 31 MAY 2023

Appeal Ref: APP/X2410/W/22/3296633

Quorn Court, 26 High Street, Quorn LE12 8DT

- 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 Quorn Court Management Company Ltd against the decision of Charnwood Borough Council.
 - The application Ref P/21/1438/2, dated 22 June 2021, was refused by notice dated 23 February 2022.
 - The development is a timber fence on NW side boundary measuring 1 metre high for the forward most 2 metres and 1.8 metres high for the remaining 7.5 metres length.
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Decision

1. The appeal is allowed, and planning permission is granted for a timber fence on NW side boundary measuring 1 metre high for the forward most 2 metres and 1.8 metres high for the remaining 7.5 metres length at Quorn Court, 26 High Street, Quorn LE12 8DT in accordance with the terms of the application Ref P/21/1438/2, dated 22 June 2021 subject to the condition below:
 - 1) The development hereby permitted shall be carried out in accordance with the following approved plans: LTD051 10B

Preliminary Matters

2. It was apparent at my site visit that the fence is already in place. I have determined the appeal on that basis.
3. As the appeal site is in a conservation area and concerns a listed building, I have had special regard to sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act).
4. I have used the description of development from the appellant's appeal form and the Council's decision notice which accurately reflects the development which was amended during the Council's consideration of the planning application.

Main Issues

5. The main issue is the effect of the development on the character and appearance of the area having regard to the Quorn Conservation Area and the setting of Quorn Court a grade II listed building.

Reasons

Significance

6. The Quorn Conservation Area (QCA) includes much of the historic core of the village covering the spread of ribbon development along the four principal roads from the staggered crossroads at Quorn Cross. It has a mix of buildings which sit at the back edge of the pavement giving a sense of enclosure to the streets interspersed with verdant open spaces. Buildings are mainly two storeys constructed from red brick and slate, but also local granite is evident. Boundary treatments are mainly brick/granite. The significance of the QCA, for the purposes of this appeal, is therefore largely derived from the historic street pattern and the relationship of the built form with the surrounding public and private open spaces.
7. Quorn Court is a Grade II listed building. Originally built as a house in the late eighteenth century it has now been subdivided into flats. Constructed in red brick it is a fine example of domestic architecture of the period which remains considerably intact. Its significance for the purposes of this appeal is largely derived from its historic and architectural interest as an example of domestic architecture from the late eighteenth century. It is set back from the road within a large plot with garaging to the rear. The low front boundary wall allows an appreciation of the building from the High Street. Its open frontage, incorporating planting therefore contributes to its significance in a modest way.
8. As a good example of a historic building in the settlement, which is constructed from traditional materials, the appeal building contributes positively to the significance of the QCA. The position of the entrance and the open setting allows good visibility of the listed building within the QCA.

Impact on significance

9. The fence lies along the north-western boundary of the appeal site and has been reduced in height for a short distance immediately adjacent to the footway back into the site. It has been stained a dark colour on the south-eastern side.
10. Due to the presence of the adjacent property to the north-west at the immediate back edge of the footway, the fence is not visible from this direction until the site is reached. It is more visible from the south-east, but the dark colour and presence of vegetation softens it and reduces its prominence so that it does not result in undue visual intrusion. Furthermore, the reduction in height of the first part of the fence, although not for a significant distance, also ensures that it is not particularly obtrusive within the streetscene. Moreover, the fence is viewed against the solid backdrop of the adjacent property so that there is no harmful loss of openness. While timber is not the predominant material used for boundary treatment in the QCA I saw other examples of high timber fences, most notably at the nearby public house. The fence therefore is not unusual in the local area. I am satisfied therefore that the character and appearance of the QCA would be preserved.
11. The fence provides a degree of enclosure to Quorn Court. However, its distance from the listed building, its dark colour and the presence of vegetation means that it does not compete with it. Moreover, being on the side boundary, means that views are maintained to the listed building so it would not materially diminish the ability to appreciate its significance in the streetscene. Its significance would therefore be preserved.

12. I appreciate the Council is concerned that the vegetation and planting may not always be in place. However, some is fairly mature and there is nothing substantive before me to suggest that it is likely to be removed in the future.
13. For the reasons above I conclude that the fence is not harmful to the character and appearance of the area having regard to the Quorn Conservation Area and the setting of Quorn Court a grade II listed building. Consequently, there would be no conflict with Policies CS2 and CS14 of the Charnwood Local Plan 2011-2028 Core Strategy 2015, saved policy EV/1 of the Borough of Charnwood Local Plan 1991-2006 adopted 2004, Policy S2 of the Quorn Neighbourhood Plan 2018-2036 adopted 2019, the provisions of the National Planning Policy Framework and the Design Supplementary Planning Document 2020. Together, these seek to ensure development respects the local character and appearance of the area and protects heritage assets and their settings.

Conditions

14. As the development has commenced and the fence has been stained and reduced in height, I have not imposed the standard condition regarding the commencement of development. For clarity and certainty, I have imposed a condition requiring the development to be carried out in accordance with the approved plan.

Conclusion

15. For the reasons above I conclude that the appeal should be allowed.

Zoe Raygen

INSPECTOR