



Appeal Decisions

Site visit made on 31 May 2023

by Paul Thompson DipTRP MAUD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 2 June 2023

Appeal A: APP/W0530/W/22/3297712

3 Ravensdale, Landbeach CB25 9GD

- 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 Mr and Mrs Owen against the decision of South Cambridgeshire District Council.
 - The application Ref 21/05101/HFUL, dated 19 October 2021, was refused by notice dated 29 March 2022.
 - The development proposed is erection of glazed porch.
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Appeal B: APP/W0530/Y/22/3297719

3 Ravensdale, Landbeach CB25 9GD

- 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 Owen against the decision of South Cambridgeshire District Council.
 - The application Ref 21/05102/LBC, dated 19 October 2021, was refused by notice dated 29 March 2022.
 - The works proposed are erection of glazed porch.
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Decision

Appeal B

1. The appeal is allowed and planning permission is granted for erection of glazed porch at 3 Ravensdale, Landbeach CB25 9GD, in accordance with the terms of the application, Ref 21/05101/HFUL, dated 19 October 2021, subject to the attached schedule of conditions.

Appeal A

2. The appeal is allowed and listed building consent is granted for erection of glazed porch at 3 Ravensdale, Landbeach CB25 9GD in accordance with the terms of the application Ref 21/05102/LBC, dated 19 October 2021, and the plans submitted with it, subject to the attached schedule of conditions.

Procedural Matters

3. The appeals concern the same scheme under different, complementary legislation. I have therefore dealt with both appeals together in my reasoning.

Main Issues

4. The main issues are whether the proposal would preserve a Grade II listed building, 'Manor Farmhouse, 16 Green End', and any of the features of special interest that it possesses; and the extent to which it would preserve or enhance the character or appearance of the Landbeach Conservation Area.

Reasons

Special Interest and Significance

5. The appeal concerns part of the barns south of the Grade II listed Manor Farmhouse, a grandly detailed farmhouse that originates from the first half of the 19th Century.
6. The subject building is of two storeys but constitutes part of a taller half-hipped roof barn to the east and all a lower hipped range to the west, which were formerly used in connection with the farming from Manor Farmhouse, but are now dwellings. The lower range appears to be a later addition, as there are closer bricks marking the western end of the north façade of the half-hipped range, and the brickwork of the lower range is haphazardly keyed into it. However, the barn opening to the lower range, which incorporates the entrance to the dwelling, abuts this end of the barn and its western side incorporates closer bricks. The opening is therefore likely to have been an original feature of that part of the barn.
7. While the listing description for the Farmhouse does not refer to the barns and the garden of the Farmhouse is separated from Ravensdale by a tall wall, I do not find these factors to necessarily be determinative to dispute whether part or all the subject building is curtilage listed. There have previously been applications for listed building consent for works to the building, most recently for the glass link extension between it and adjacent outbuildings. There is therefore insufficient evidence before me to dispute the curtilage listing of the building so, for the purpose of these appeals, it is to be considered as part of the listed building.
8. Notwithstanding this, the door, windows, and the meter box housing situated in the opening of the building have an overtly domestic appearance and the latter is flush with the façade of the building, so obscures part of the opening. This is therefore not as finely detailed as the large opening to the half-hipped barn. Visual scarring to brickwork surrounding the opening on the lower range also likely provides evidence of structure having projected from the building over it. Furthermore, the window openings to the left of the opening appear to be later due to the position and size of adjacent bricks.
9. Despite the conversion of the appeal building to residential use, its later extension, and the construction of new dwellings in its foreground, it can still be appreciated as a former agricultural barn that would have related to Manor Farmhouse. It therefore continues to contribute to the special interest of the listed building as an early to mid-19th Century farmhouse, including a greater understanding of how surrounding land and buildings would have been farmed.
10. The site is also within the Landbeach Conservation Area (CA), but there is very limited evidence before me as to its significance. At the time of my site visit I observed the CA encompasses a plethora of historic buildings, mostly close to the main route north and south through Landbeach. This includes the appeal building and the listed Farmhouse and Grade I listed Church of All Saints to its south.
11. As far as it relates to the appeal before me, the significance of the CA is derived from the character and appearance of the design and layout of the historic buildings situated therein, including buildings that have been converted

from agricultural to residential use, as at Ravensdale. Moreover, the barns at Ravensdale and their relationship with the Farmhouse survive as reminders of the contribution made by agriculture to the historic development of the Farmhouse and that part of the village situated within in the CA.

12. Given the position of the subject building and other buildings to its west, its front façade is not visible from Green End, but it directly abuts the churchyard at its rear, so the appearance and layout of the buildings also contribute to the character and appearance of the CA.

Effect of the Proposal

13. The proposed porch extension would be constructed in a similar form to the glazed extension in situ at the eastern end of the building, which provides a link between it and outbuildings further east that are also used as habitable accommodation serving the dwelling. Moreover, it would also use full-height glazing, set out to either side and above the barn opening accommodating the entrance to the dwelling, but the projection of the porch would be shallower.
14. Like the glazed link extension, the proposed glazed porch would represent a modest intervention to the curtilage listed building, in both scale and form, and of a modern appearance with simple detailing that would contrast with the architecture of the barn. Accordingly, it would be read as a contemporary and potentially largely reversible addition to this building.
15. The use of glass in the construction of the porch would also enable the form and detailing of the opening and façade of the building to still be appreciated, including the tall projecting brick plinth with chamfered mortar atop. There would be no loss of historic fabric and any further alteration to the wall could be controlled by condition. In addition, redesign of the meter boxing inside the porch to a shallower depth would better reveal the form of the opening.
16. The proposal would not therefore compete with or be a distraction from the barn or the contribution it makes to the special interest of the listed building.
17. Unlike listed buildings, the significance of a conservation area is more widely experienced. Under such circumstances, proposals must be judged according to their effect on a conservation area as a whole and must therefore have a moderate degree of prominence. Although the proposed porch extension would be visible from Ravensdale, through the courtyard entrance, and the properties therein, it would not be prominent within the public domain and only have limited prominence from the private domain. Furthermore, the proposal would be of an acceptable form and appearance, so it would not be detrimental to the character and appearance of the CA and, thereby, not harm its significance.
18. For the above reasons, I conclude that the proposal would preserve the special interest of the Grade II listed building and the character and appearance of the CA. This would satisfy the requirements of sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the heritage aims of Policy NH/14 of the South Cambridgeshire Local Plan (Adopted September 2018). It would also not conflict with the guidance in Building in Context: New Development in Historic Areas¹, to which I am referred.

Other Matters

¹ 2001, CABE and English Heritage (now Historic England).

19. I outlined above, the appeal property is next to the Church of All Saints, so I have had regard to the statutory duties referred to in the Act. The proposal would be seen in views from Ravensdale toward the Church, but it would be relatively modest in scale and would not detract from its setting, which would be preserved.

Conditions

20. In addition to the standard time limits for both appeals, in the interests of clarity I have specified the approved plans in Appeal A. This is unnecessary in the listed building consent appeal, as the decision incorporates the plans. Furthermore, in the interests of preserving the special interest of the listed building, conditions for the detailed design of the glazing and any fixings are necessary. I have amended the Council's suggested condition to only secure drawings, as opposed to a sample panel, as this would be sufficient to ensure a satisfactory appearance. For similar reasons, it is necessary for a condition on Appeal B to agree any covering to the detailing of the wall of the part of the building that would be internalised within the porch.

Conclusion

21. For the reasons given above, I conclude that both of the appeals should be allowed.

Paul Thompson

INSPECTOR

SCHEDULES OF CONDITIONS

Appeal A: APP/W0530/W/22/3297712

- 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: 010, 011 and 012.
- 3) Prior to the construction of any part of the glazed porch hereby permitted above slab level, full details of the design of the jointing of the glazing and any fixings, including drawings at scale 1:5, shall first be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details and retained as such thereafter.

Appeal B: APP/W0530/Y/22/3297719

- 1) The works authorised by this consent shall begin not later than three years from the date of this consent.
- 2) Prior to the construction of any part of the glazed porch hereby permitted above slab level, full details of the design of the jointing of the glazing and any fixings, including drawings at scale 1:5, shall first be submitted to and approved in writing by the local planning authority. The works shall thereafter be carried out in accordance with the approved details and retained as such thereafter.

- 3) No alteration shall be made to the appearance of the external wall of the building that would be internalised within the approved glazed porch, unless details of any covering or other alteration to the appearance of the wall shall have first been submitted to and approved in writing by the local planning authority. Such works shall thereafter be carried out in accordance with the approved details and retained as such thereafter.

END OF SCHEDULES