



Appeal Decisions

Site visit made on 4 July 2023

by A Tucker BA (Hons) IHBC

an Inspector appointed by the Secretary of State

Decision date: 10 July 2023

Appeal A Ref: APP/N1730/W/22/3295008

Hockleys House, The Street, North Warnborough, Hook, RG29 1BE

- 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 & Mrs Janaway against the decision of Hart District Council.
 - The application Ref 21/03117/HOU, dated 6 December 2021, was refused by notice dated 27 January 2022.
 - The development proposed is single storey side/front porch.
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Appeal B Ref: APP/N1730/Y/22/3295010

Hockleys House, The Street, North Warnborough, Hook, RG29 1BE

- 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 & Mrs Janaway against the decision of Hart District Council.
 - The application Ref 21/03118/LBC, dated 6 December 2021, was refused by notice dated 27 January 2022.
 - The works proposed are single storey side/front porch.
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Decision – Appeal A

1. The appeal is allowed, and planning permission is granted for single storey side/front porch, at Hockleys House, The Street, North Warnborough, Hook, RG29 1BE, in accordance with the terms of the application, Ref: 21/03117/HOU, dated 6 December 2021, subject to the conditions in the attached schedule.

Decision – Appeal B

2. The appeal is allowed, and listed building consent is granted for single storey side/front porch, at Hockleys House, The Street, North Warnborough, Hook, RG29 1BE, in accordance with the terms of the application, Ref 21/03118/LBC, dated 6 December 2021, and the plans submitted with it, subject to the conditions in the attached schedule.

Preliminary Matters

3. The appeals relate to the same scheme under different legislation. I have dealt with both appeals together in my reasoning.

Main Issue

4. The main issue for both appeals is the effect of the proposal upon the significance of the grade II listed building known as Hockley House.

Reasons

5. Section 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA) requires the decision maker to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.
6. Hockleys House is a fine mid 19th century dwelling with a symmetrical front. Its special interest and significance is derived from its historic form and appearance, which includes historic fabric, construction methods and detailing.
7. At the rear of the house stands a former stable building, that is reported to be older than the house. It is attached to Hockleys House and therefore forms part of the listed building. It was significantly altered in the 1980s and again more recently, following the grant of planning permission and listed building consent to raise its height. Evidence before me shows that this radically altered the scale and appearance of the building and resulted in the loss of a significant portion of historic fabric. Whilst it remains of an ancillary scale to the house, the building does not retain the appearance of an historic outbuilding, owing to the extent of new brickwork, its modern roof, and modern fittings. Surviving historic fabric is limited to some remaining lower level brickwork. As a result, the stable building retains a low level of significance.
8. The proposal would involve the loss of an area of older brickwork to facilitate a new door opening. It is accepted that this is not part of the earlier 18th century stable building because of the presence of a damp proof course, however it could still be early 19th century. The removal of the brickwork would therefore result in the displacement of historic fabric. The value of this remaining fabric is however already severely compromised by its diminished context, including its position below a large area of new masonry, which was erected when the building was recently raised in height. The brickwork and damp proof course are typical 19th century construction details that are commonplace and thus of limited evidential value. In any case they would be retained to either side of the new opening and on the return wall.
9. I accept that the proposal would further alter the building and result in the loss of further historic fabric. Historic England guidance referred to by the Council recognises the impact of incremental small-scale changes. However, the change that the building has undergone so far is not incremental or small-scale and I have found that the building already has a low level of significance.
10. The proposal would secure some aesthetic improvements to this area of the building by doing away with the small flat gable above the existing door. This is a poor detail that serves no purpose and is clumsily offset from the door below. It would remove the existing opening that is without a proper lintel expression and replace it with a window with a traditional arched head.
11. Therefore, whilst there would be some displacement of historic fabric, given the very low significance of this part of the listed building, and the positive changes that the proposal would facilitate, I am satisfied that the overall impact would preserve the special interest of the building.
12. It would thus accord with the requirements of the LBCA and paragraph 199 of the National Planning Policy Framework (the Framework), which establishes that great weight should be given to the conservation of heritage assets. It

would also accord with Policies NBE8 and NBE9 of the Hart Local Plan (Strategy and Sites) 2032, Saved Policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006 and Policy 5 of the Odiham and North Warnborough Neighbourhood Plan 2014-2032. Together these Policies seek to ensure that development proposals conserve or enhance heritage assets, and achieve high quality design.

Other Matters

13. The appeal site is within the North Warnborough Conservation Area (CA). Section 72 of the LBCA requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area. The proposal would have no impact on the wider area, beyond the curtilage of the listed building. It would not lessen the positive contribution that the building makes to the CA, and I can thus be satisfied that the proposal would preserve the character and appearance of the CA.

Conditions

14. I have had regard to the conditions suggested by the Council. I have considered these against the tests in the Framework and the advice in the Planning Practice Guidance. I have imposed a condition for the planning permission that specifies the approved plans as this provides certainty.
15. I have imposed a materials condition for the planning permission and listed building consent to ensure that the special interest of the listed building is safeguarded.
16. I have imposed a condition for the listed building consent to ensure that historic fabric is retained on site, the re-use of which will also safeguard the appearance of the listed building. I have imposed a related condition to ensure that only hand tools are used for demolition work to safeguard fabric for re-use.
17. I have imposed a condition to ensure that appropriate new finishing materials such as plaster are used to safeguard the appearance of the building and ensure that vapour permeability is maintained.

Conclusion

18. For the reasons above, both appeals should be allowed.

A Tucker

INSPECTOR

Schedule of Conditions – Appeal A

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: P.01, P.02, and P.03.
- 3) The materials to be used in the construction of the external surfaces of the development hereby approved shall be as specified in the application form and as annotated on the approved plans.

Schedule of Conditions – Appeal B

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The materials to be used in the construction of the external surfaces of the works hereby approved shall be as specified in the application form and as annotated on the approved plans.
- 3) All above ground demolition work or removal of historic fabric shall be carried out by hand or by hand held tools rather than by power driven tools.
- 4) The bricks that will be removed to create the doorway hereby approved shall be re-used in the construction of the new brickwork hereby approved, and laid using a Natural Hydraulic Lime mortar. Following demolition, the bricks shall be retained on site and stored under cover in a secure place until they can be used as part of the works hereby approved.
- 5) Any making good of historic fabric shall be carried out in traditional breathable materials, to match as closely as possible the appearance and performance of the existing building.