



Appeal Decision

Site visit made on 3 May 2023

by Simon Hand MA

an Inspector appointed by the Secretary of State

Decision date: 24 August 2023

Appeal Ref: APP/D1265/Y/22/3303447

Troy Cottage Shitterton, Bere Regis, WAREHAM, BH20 7HU

- 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 Miss Casey Murphy against the decision of Dorset Council.
 - The application Ref P/LBC/2022/01320, dated 24 February 2022, was refused by notice dated 3 May 2022.
 - The works proposed are retrospective application for replacement of rotten softwood windows with UPVC windows and door colour brown to match. Perimeter fence post and rail to enclose front garden.
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Decision

1. The appeal is dismissed and listed building consent is refused for retrospective application for replacement of rotten softwood windows with UPVC windows and door colour brown to match.

Preliminary Matters

2. The appellant has withdrawn the post and rail fencing element of the appeal. Leaving only the replacement windows.

Reasons

3. The barn is a listed building and has been converted into several dwellings. This appeal concerns Troy Cottage, the southernmost of the new dwellings. The NPPF requires the impact of any changes to a heritage asset to be considered alongside its significance, and any harm to significance needs clear and convincing justification.
4. The cottage stands at the end of a lane that formally led to what would appear to have been several farms with associated yards and farm buildings, all of which seem to have been converted into dwellings. In this case, as is often the way with residential conversions, the windows and doors are an important part of the significance of Troy Cottage and require careful handling. From a distance, the dark brown UPVC does not look obviously different from the predominantly wooden windows and doors in the neighbouring buildings. But closer too, they are clearly plastic and have an artificial sheen that detracts from the quality of the conversion. Listed buildings are a tiny proportion of the overall stock of buildings in the country and their listing gives them special protection. In this case there is a clear, if limited, loss of significance, which in the language of the NPPF leads to less than substantial harm. There is no reason why UPVC should have been used, hardwood frames would be perfectly acceptable, as can be seen on neighbouring buildings, so there are no public benefits that outweigh the harm I have identified.

Other Matters

5. The appellant argues that the conversion works themselves have reduced the value of the listed building and that as the windows were introduced after the building was listed, they are not covered. However, that is not how listings work. I assume the conversion received planning permission and listed building consent for the works, so it was deemed the impact of the listed barn was acceptable. Even if not, however, the building is listed and so any changes carried out after the date of listing fall within the listed building consent regime. Planning permission does not effect a building's listed status.

Conclusion

6. The UPVC windows harm the significance of the building and should not be allowed. I shall therefore refuse listed building consent.

Simon Hand

INSPECTOR