
Appeal Decision

Site visit made on 3 October 2023

by Michael Boniface MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 9 October 2023

Appeal Ref: APP/K0235/Y/22/3305599

193 Wilstead Road, Elstow, Bedford, MK42 9YD

- 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 Welling against the decision of Bedford Borough Council.
 - The application Ref. 22/00753/LBC, dated 29 March 2022, was refused by notice dated 19 May 2022.
 - The work proposed is a conservatory.
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Decision

1. The appeal is dismissed.

Preliminary Matter

2. As the appeal relates to a listed building consent I have had special regard to section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act).

Main Issue

3. The main issue is whether the proposal would preserve a Grade II listed building, 193 Wilstead Road, and any of the features of special architectural or historic interest that it possesses.

Reasons

4. The building is a 17th century timber framed cottage listed at Grade II. The original building abuts the highway edge, with a simple rectangular plan form. It is faced with a colour washed rough cast render with exposed timber work on the gable end. Its significance, so far as relevant to this appeal, is in its historic and aesthetic value, being an example of a traditional timber framed building with its vernacular form and appearance.
5. The original modest form and scale of the building has been compromised significantly with the addition of a large rear extension, though it can be clearly distinguished as a later addition. The proposed conservatory, with its modern form and design would not reflect the traditional form and character of the original building, instead appearing as a further contrasting addition, despite the use of timber. It would obscure the last remaining part of the rear elevation of the original building, albeit only at ground floor level, detracting

from its original simple plan form and eroding the ability to appreciate the special interest of the listed building.

6. Although the conservatory would not be prominent from the public realm, listed buildings are safeguarded for their inherent architectural and historic interest irrespective of whether or not public views of the building can be gained.
7. The harm identified would be less than substantial in the terms of the National Planning Policy Framework, but great weight should nevertheless be given to the conservation of designated heritage assets. No public benefits have been identified that would outweigh the harm.
8. Given the above, I find that the proposal would fail to preserve the special architectural and historic interest of the listed building and I give this harm considerable importance and weight. This would fail to satisfy the requirements of the Act, paragraph 197 of the Framework and development plan policies insofar as relevant.

Conclusion

9. In light of the above, the appeal is dismissed.

Michael Boniface

INSPECTOR