



Appeal Decisions

Site visit made on 26 March 2024

by Paul Martinson BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17 April 2024

Appeal A Ref: APP/U2750/W/24/3337961

Bradstone House, The Green, Scriven Green To Scriven Park, Scriven, North Yorkshire HG5 9DX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Ms Joanna Jowitt against the decision of North Yorkshire Council.
 - The application Ref is ZC23/04048/FUL.
 - The development proposed is described as: 'Porch to rear of house'.
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Appeal B Ref: APP/U2750/Y/24/3337963

Bradstone House, The Green, Scriven Green To Scriven Park, Scriven, North Yorkshire HG5 9DX

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) against a refusal to grant listed building consent.
 - The appeal is made by Ms Joanna Jowitt against the decision of North Yorkshire Council.
 - The application Ref is ZC23/04049/LB.
 - The works proposed are described as: 'Porch to rear of house'.
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Decisions

1. *Appeal A*: The appeal is allowed and planning permission is granted for porch to rear of house at Bradstone House, The Green, Scriven, HG5 9DX in accordance with the terms of the application, Ref ZC23/04048/FUL, subject to the conditions in the attached schedule.
2. *Appeal B*: The appeal is allowed and listed building consent is granted for porch to rear of house at Bradstone House, The Green, Scriven, HG5 9DX in accordance with the terms of the application, Ref ZC23/04049/LB, and the plans submitted with it, subject to the conditions in the attached schedule.

Preliminary Matters

3. The appeal property is a Grade II listed building¹. Although now known as Bradstone House, it is referred to on the National Heritage List for England as: 'Oak Lea', and therefore I shall refer to it as such in my decision. It also lies within the Scriven Conservation Area (the CA). I have therefore had special regard to sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act).
4. The two appeals concern the same scheme under different, complementary legislation. I have dealt with both appeals together in my reasoning, separating out the issues where necessary.

¹ List Entry Number: 1250509.

Main Issue

5. The main issue is whether the proposal would preserve the Grade II listed building, Oak Lea, or any features of special architectural or historic interest which it possesses and whether the proposal would preserve or enhance the character and appearance of the Scriven Conservation Area (the CA).

Reasons

Special Interest and Significance

6. Oak Lea is a detached two storey dwelling dating to around 1800. It is constructed of distinctive coursed, squared gritstone with flat arches comprised of stone voussoirs to the front elevation. The front elevation has a strong symmetry owing to the arrangement of fenestration and presence of the end chimney stacks.
7. Its rear elevation has seen considerable alteration including the construction of a large two storey extension in 2006 and a sun room in 2019. This elevation does not exhibit the symmetry or architectural detailing of the front elevation and much of its architectural integrity has been lost through the construction of the two extensions. An earlier addition to the building is located to the west gable. This is a lower, recessed two storey wing with matching squared gritstone to the front and brick to the upper gable and rear elevation. This element contains the current rear entrance door.
8. In large part, the significance and special interest of the appeal property is derived from the architectural composition of the front elevation and its group value alongside similar properties arranged around The Green. Significance is also derived from the legibility of its development over time, including to the rear of the building.
9. The CA is characterised by buildings orientated with their main frontages facing the village green. As set out in the Scriven Conservation Area Appraisal, architecturally, the buildings show the evolution of the vernacular style from the sixteenth century through to the beginning of the nineteenth century (Bradstone House, Spinney Croft) and form a strong group which contributes to Scriven's sense of place. This alongside the simple treatment of the buildings, consistency in their materials, with variations in style and age, contributes positively to the character and appearance, and thus the significance of the heritage asset. As a good example of an early eighteenth century dwelling fronting The Green, the appeal property reinforces the historic significance of the CA as a designated heritage asset.

Proposal and Effects

10. It is proposed to construct a porch over the rear entrance door of the dwelling. This would consist of glazed walls with a glazed door and a standing seam zinc roof, materials that would match the sunroom extension to the opposing side of the 2006 extension. The porch would be modest in scale, project out only a short distance from the rear door and would be lightweight in appearance, being predominantly glazed. As a consequence, it would appear as a subservient addition to the rear elevation.
11. The porch would not extend to the edge of the rear of the building and would not be readily discernible alongside the front elevation or in views from The

Green. The proposal would span the original rear elevation, the 2006 extension and the earlier addition to the gable, including the upper brick section. Nonetheless, through its small scale and lightweight, glazed, construction, the clear division between these distinct elements would remain observable and the legibility of the development over time would be unaffected by the proposal.

12. Given that little of the architectural integrity of the rear elevation remains, for the above reasons the porch would not undermine the remaining significance of this elevation. Instead, it would appear as a harmonious addition to the rear that would preserve the Grade II listed building, Oak Lea, and any features of special architectural or historic interest which it possesses.
13. As a subservient and harmonious addition located away from the early eighteenth century frontage of the building, that would not be prominent in views from The Green or in any other public views, I am satisfied that the proposal would preserve the character and appearance of the CA.
14. Consequently, I do not find any conflict with Sections 16(2), 66(1) or 72(1) of the Act. The works and development would also conform with the Framework and Policies HP2 and HP3 of the Harrogate District Local Plan (2020) which together seek to conserve heritage assets in a manner appropriate to their significance and conserve local distinctiveness. The proposal would also comply with the guidance in the Harrogate House Extensions and Garages Design Guide Supplementary Planning Document (2005) insofar as it guides that extensions should be subservient to the host dwelling and reflect local distinctiveness in terms of scale, proportions and height.
15. In finding no harm to the significance of the designated heritage asset, the requirement to undertake a heritage balance as set out in the Framework is not engaged.

Conditions

16. I have had regard to the conditions suggested by the Council and considered them against the tests in the Framework and the advice in the Planning Practice Guidance, making such amendments as necessary to comply with those documents. In addition to conditions requiring commencement with the standard statutory periods, I have attached a condition specifying the approved plans to Appeal A. This condition is not replicated in terms of Appeal B as progressing the works in accordance with the submitted plans is part of the formal decision above.
17. Given the limitations of the proposed drawings, it is considered reasonable and necessary to require precise details of the frames and the roof of the porch at a larger scale, in order to preserve the special interest of the listed building.

Conclusion

18. *Appeal A:* The proposed development would not conflict with the development plan. There are no material considerations which indicate that the decision should be made other than in accordance with the development plan. Therefore, for the reasons given and subject to conditions, I conclude that the appeal should be allowed.

19. *Appeal B:* For the above reasons and having regard to all matters raised I conclude that the appeal should be allowed.

Paul Martinson

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: Location Plan; (PL)02; (PL)04A.

APPEAL B:

- 3) The works hereby permitted shall begin not later than 3 years from the date of this decision.
- 4) Prior to the carrying out of any works to construct the roof of the porch hereby approved, details, including drawings at a scale of 1:20 and/or samples of the roofing materials and the method of construction, including in relation to the eaves and verges, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details thereafter.
- 5) Prior to the carrying out of works to install the external frame of the porch hereby approved, joinery details for the doors and windows/glazed panels, to a scale of not less than 1:20, including sectional drawings, a specification of glass and details of the finish to the frame, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details thereafter.