



Appeal Decision

Site visit made on 8 March 2024

by A Tucker BA (Hons) IHBC

an Inspector appointed by the Secretary of State

Decision date: 19 April 2024

Appeal Ref: APP/N1730/Y/23/3320537

Dial House, Longwater Road, Eversley, Hook, Hampshire RG27 0NW

- 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 Mr & Mrs Hammond against the decision of Hart District Council.
 - The application Ref is 22/00426/LBC.
 - The works proposed are replace two windows with doors on side elevation, enlarge window on rear elevation, add balustrade to side elevation, and internal changes.
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Decision

1. The appeal is allowed and listed building consent is granted to replace two windows with doors on side elevation, enlarge window on rear elevation, add balustrade to side elevation, and internal changes at Dial House, Longwater Road, Eversley, Hook, Hampshire RG27 0NW in accordance with the terms of the application Ref 22/00426/LBC and the plans submitted with it (P.01 Rev C and P.04 Rev A) subject to the conditions set out in the attached schedule.

Preliminary Matters

2. An updated version of the National Planning Policy Framework (Framework) was published on 19 December 2023. Its content is largely unchanged in relation to the main issue of this appeal, so I have not sought the views of the main parties on this matter.
3. The appellants seek to revert to a previously proposed plan, that included the removal of the ground floor pantry. The plan was amended¹ to retain the pantry, to address one of the Council's concerns and the Council has confirmed that it made its decision on the basis of the amended plan. The appeal process should not be used to evolve a scheme. It would seem reasonable for the same principle to apply to reverting to a previously superseded plan. To do so would deprive the Council of the opportunity to fully consider the situation at the appeal stage and would therefore constitute procedural unfairness to a main party. I shall therefore determine the appeal on the basis of the amended plan upon which the Council based its decision.

Main Issue

4. The effect of the proposal upon the significance of the grade II listed building known as Dial House².

¹ Drawing No. P.01 Rev C

² List Entry Number: 1339836

Reasons

5. Section 16(2) 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. Dial House has a modest 18th century core of two rooms with a symmetrical front. To the west an early 19th century extension projects forward from the original front façade. Further extensions to the rear can be largely attributed to the early 20th century. It would appear to be the case that the rear extension was added and then shortly after altered to accommodate household staff.
7. The special interest of the building lies in its historic fabric and appearance. Additional interest is derived from its phases of extensions, including the early 19th century wing. The early 20th century parts also modestly add to its special interest, although the changes were not particularly well executed, and have resulted in a complex and rather jumbled layout that includes considerable circulation space and poor connection between some of the principal rooms. Additionally, the rear extension appears to have incurred the loss of a substantial portion of rear wall from the original 18th century building; and the existing stair is almost certainly a later insertion given that it occupies most of one of the original rooms at each level. For these reasons the significance of the building's floor plan is limited.
8. Various alterations are proposed. Many are accepted by the Council, and based on my assessment of the material before me and my visit to the site, I find no reason to take a contrary view and do not need to consider them further.
9. The proposal includes the removal of a wall that currently separates the Dining Room and Kitchen. The wall would appear to date from the 1930s. It has a modest degree of significance related to the way the building was altered and how it was occupied in the 1930s, however the current layout provides an awkward and narrow connection between two main living spaces.
10. Evidence of the presence of the wall would be retained clearly in the form of a stub of wall at the eastern end, a downstand, and a change in floor level. Additionally, the separate identity of the two rooms would be easily recognised by the lengths of the original 18th century wall that still exist and define the rear of the original room. Taking these matters together I find that this intervention would not harm the building's special interest.
11. Bedroom 2 has no particular formality that would be harmed by the proposed partition. It is a long room with an offset chimney breast and scattered arrangement of window openings. The proposed partition would follow an odd alignment and would have an unconventional arrangement with the beam overhead. However, it would include a central pair of sliding doors which would allow it to read easily as an inserted partition. When the doors would be open the whole space would be discernible. No historic fabric would be harmed by inserting the new partition and it is an intervention that could be easily reversed in the future. An additional elevation drawing is not necessary, as it is possible to assess the proposal based on the submitted information.
12. The proposal includes a new internal door opening to access what would become Bedroom 5. Evidence suggests that an opening previously existed

here, and it would mirror the opening on the floor below. I am satisfied that the alterations to this room would also not be harmful.

13. In summary, the proposal would preserve the special interest of the listed building in accordance with the requirements of the LBCA and Paragraph 205 of the Framework, which states that great weight should be given to the conservation of heritage assets. Although development plan policies do not strictly apply to applications for listed building consent, the proposal would also accord with the Policies referred to in the Council's decision.

Other Matters

14. The appeal site is within the Eversley Cross Conservation Area (ECCA). 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 proposed works that relate to the exterior of the building would be limited to the rear and garden facing elevations. These would not harm the character or appearance of the ECCA.

Conditions

15. I have had regard to the planning conditions suggested by the Council. I have considered these against the tests in the Framework and the advice in the Planning Practice Guidance. Conditions 2 to 6 are necessary to safeguard the special interest of the building and minimise the impact on historic fabric.
16. I have not imposed the condition suggested by the Council to require a programme of building recording and analysis. The Council has suggested that this should be to Historic England's Level 1 standard, which is a basic visual record. The information already prepared is beyond this level, and I see no reason why additional recording or analysis is required. This condition is not therefore necessary.
17. I have not imposed the condition suggested by the Council relating to hidden features. I am not satisfied that this condition is precise as what is meant by a hidden feature is not clear. Additionally, the areas of the building that will be affected by the proposed work are sufficiently understood and unlikely to reveal anything surprising. Therefore, even if re-worded to be more precise, I am not satisfied that such a condition is necessary.

Conclusion

18. For the reasons given above the appeal should be allowed.

A Tucker

INSPECTOR

Schedule of Conditions

- 1) The works hereby permitted shall begin not later than three years from the date of this decision.
- 2) Prior to the removal of existing brickwork, written details of where the brickwork shall be re-used should be submitted and approved in writing by the Local Planning Authority. Brickwork removed to create new openings within the 1930s extension shall not be used for works in other areas of the building. Demolition work such as the removal of brickwork shall be carried out by hand or by handheld tools other than power-driven tools.
- 3) No new partitions shall be erected until details of new walls, including skirting, architraves, and other joinery (at a scale of 1:5 or 1:10) have been submitted to and agreed in writing by the Local Planning Authority. This shall include the submission of details of the new door, architrave and skirting for the new partition to Bedroom 2. Details shall also be submitted to show any structural intervention required to existing beams, and how the top of the new partition to Bedroom 2 would be formed around the existing beam. The work shall be carried out in accordance with the agreed details.
- 4) No new brickwork or pointing shall commence until written details of the proposed mortar mix, supported by a small sample panel showing the lime mortar mix and pointing style to be made available on site, has been constructed on site and agreed in writing by the Local Planning Authority. The work shall be carried out in accordance with the agreed details.
- 5) Prior to the alteration of existing or installation of any new services, plans and detail drawings depicting the new service runs and vents / flues (electricity, water and drainage) within the building shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.
- 6) Notwithstanding the submitted plans, prior to the insertion of any new windows or doors, large scale plan and elevation drawings (minimum scale of 1:10) of the proposed windows and doors shall be submitted to, and approved in writing by, the Local Planning Authority. The works shall be carried out in accordance with the approved details. The details shall include, but not be limited to:
 - Windows / doors shown in plan,
 - Windows / doors shown in elevation,
 - Section through the windows / doors showing measured details of the glazing bars and glazed elements,
 - Confirmation of the method / direction of opening and the position of the window relative to the aperture into which they would be installed, and
 - The detail of finishes, openers, fasteners and hinges.