
Appeal Decision

Site visit made on 25 June 2024

by L Fleming BSc (Hons) MRTPI IHBC

an Inspector appointed by the Secretary of State

Decision date: 03 July 2024

Appeal Ref: APP/P1560/D/24/3336545

Fox Cottage, The Street, Ramsey CO12 5HW

- 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 Mr Liam Cambell against the decision of Tendring District Council.
 - The application Ref is 23/01541/FULHH.
 - The development is additional front porch, roof alterations and changes to fenestration.
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Decision

1. The appeal is allowed and planning permission is granted for additional front porch, roof alterations and changes to fenestration at Fox Cottage, The Street, Ramsey CO12 5HW in accordance with the terms of the application Ref 23/01541/FULHH and subject to the following condition:
 - 1) The development shall be retained strictly in accordance with the following application plans, drawings and documents hereby approved: Proposed as built elevations & Floor Plan – Plot 1, Windmill House, Bucks Lane, The Street, Ramsey, Essex, CO12 5HW DWG REF – Revised House Plans V1

Preliminary Matter

2. At the time of my site visit the development was already in place. I have altered the description of development to reflect this, and I have considered the appeal accordingly.

Main Issue

3. The main issue is the effect of the development on the character and appearance of the area bearing in mind it would be within the setting of the grade II* listed Ramsey Windmill and within the Ramsey Conservation Area.

Reasons

4. The appeal site is a detached single storey dwelling. It faces a narrow lane which extends from The Street and is close to the grade II* listed Ramsey Windmill (the Windmill). It is also within the Ramsey Conservation Area (CA).

Significance of the Windmill and the CA

5. The Windmill is of 1840s origin, with periodic alterations and restoration. It is timber framed, part Flemish bonded red brick and part weatherboarded with a variety of traditional windmill operating historic fabric in place. It sits elevated at the head of a narrow lane from The Street. In my view and insofar as is

relevant to this appeal the significance of the Windmill is founded on its historical use and associated historic fabric as well as its traditional architectural detailing and positioning in relation to the settlement.

6. The CA covers a large part of the settlement comprising a range of mainly traditional properties many of which have a historical association with agriculture. The buildings are tightly arranged mainly along The Street but include the Windmill and the narrow lane. The properties display a variety of traditional architectural features and are finished in a variety of traditional local materials such as clay tiles, slate, red brick and weatherboarding. Thus, insofar as is relevant to this case, the significance of the CA derives from its relationship with agriculture and the layout and variety of the traditional architectural detailing of the buildings within it.

Effect on the Windmill and the CA

7. The appeal property is a modern single storey dwelling which was granted planning permission by the Council¹ in 2022 and has recently been constructed. However, as built the dwelling differs from the approved plans in that a porch has been added to the south west facing elevation, the roof has been altered and the fenestration is different from that approved.
8. The porch has a pitched roof to match the main dwelling and is finished in matching weatherboard. Although prominent facing the lane, it appears as a modest modern domestic porch as part of a modern dwelling which draws reference from the traditional architecture in the locality. It does not appear incongruous or out of place.
9. The roof of the north west facing elevation has been built with a gable end, whereas the approved plans detailed a gable end with the top section hipped back. However, the additional volume and height is minimal. Gable ends are features of the CA and as built, the gable end does not appear out of place as part of a modern single storey dwelling. Furthermore, the bi-fold door and the windows in this gable end, although of obvious modern character, face a small private outside space. The gable end is relatively modest and as part of the modern single storey dwelling these features do not appear incongruous. Through its scale and weatherboarding, the dwelling as built retains its traditional rural character.
10. The Council have not raised any concerns with regard to the other alterations to the fenestration. I agree these are modest changes from the approved scheme and find no harm arising from them.
11. Overall, for the reasons given the development would not harm the character and appearance of the area bearing in mind it would be within the settings of the grade II* listed Windmill and CA.
12. The development therefore accords with Policies SPL3 and PPL8 of the Tendring District Local Plan 2013-2033 and Beyond Section 2 (2022) which amongst other things seek to ensure new development does not harm the character and appearance of the area, good design and that new development preserves or enhances heritage assets or their settings.

Conditions

¹ Council Reference 22/01022/FUL

13. As suggested by the Council I have imposed a condition specifying the relevant drawings as this provides certainty. However, it is not necessary to specify the materials as the development is already in place.

Conclusion

14. For the reasons set out above, the development accords with the development plan and therefore having had regard to all other matters raised the appeal should be allowed.

L Fleming

INSPECTOR