
Appeal Decision

Site visit made on 8 July 2024

by L Fleming BSc (Hons) MRTPI IHBC

an Inspector appointed by the Secretary of State

Decision date: 12th July 2024

Appeal Ref: APP/W2845/Y/23/3328860

Dove House, 11 Wicken Road, Milton Keynes MK19 6JR

- 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 Andrew Garvey against the decision of West Northamptonshire Council.
 - The application Ref is WNS/2023/0151/LBC.
 - The works proposed are single storey front and rear extensions.
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Decision

1. The appeal is allowed and listed building consent is granted for single storey front and rear extensions at Dove House, 11 Wicken Road, Milton Keynes MK19 6JR in accordance with the terms of the application, WNS/2023/0151/LBC and the plans submitted with it and subject to the conditions in the attached schedule.

Preliminary Matters

2. The evidence refers to a planning application for the same scheme. However, I confirm that the appeal before me concerns only the application for listed building consent.

Main Issue

3. Whether the proposed development/works would preserve the grade II listed Dovehouse Farmhouse or its setting and any features of special architectural or historic interest that it possesses and the effect of the scheme on the Deanshanger Conservation Area.

Reasons

4. Dovehouse Farmhouse (Dove House) is a grade II listed dwelling within the Deanshanger Conservation Area (CA).

Significance of Dove House and the CA

5. Dove House was historically a large detached farmhouse. It is early C17 with C19 and C20 alterations and is two storey with attics. Constructed from coursed rubble limestone with a plain tiled roof, decorative barge boards, casement windows, brick stacks and buttresses it has a variety of traditional architectural features. Insofar as is relevant to this appeal the significance of the grade II listed building derives from its high quality traditional architectural detailing and its positioning on the edge of a village reflective of its historical association with agriculture.

The CA covers the historic core of the village, where there is evidence of occupation dating back to the Roman period. The village was significantly expanded in the 19th Century, in part driven by the development of the canal and E & H Roberts Iron Foundry. The traditional buildings are generally arranged along main routes, constructed from local limestone and brick, with green spaces and mature trees notable. Thus, insofar as is relevant to this appeal, I find the significance of the CA derives from the variety of traditional architecture, the spacious layout of the buildings within it and the historical relationship of the settlement with agriculture and iron working.

Effect on the significance of Dove House and the CA

6. The Council have not raised any concerns associated with the proposed single storey front extension, which would be modest and traditional in character and finish. This part of the proposal would not result in any loss or damage to historic fabric associated with the listed building and would not harm its significance.
7. The proposed single storey rear extension would partly infill a corner space between two elevations with oak framed windows and doors and a flat leaded roof. Whilst it would be fixed to part of a buttress, the buttress would not be significantly altered and would still be fully appreciable from within the proposed extension and from outside the appeal property. Provided the scheme is sensitively constructed, particularly its attachment to the listed building, the proposed timber framed extension could be easily removed and would not harm the historic fabric of the heritage asset. Furthermore, whilst the flat roof would be close to a first floor window cill, a gap would remain and the proposed single storey rear extension would not be any taller than is reasonably necessary. Moreover, the proposed oak framing, in this case, would allow the proposal to appear as an obvious modern addition but also reflect the listed buildings traditional character.
8. Overall, whilst I note the comments relating to alternative design solutions, through its scale, positioning and finish I find the proposed single storey rear extension before me would not harm the listed building.
9. The proposal would not be widely visible from anywhere other than within the appeal site and as there would be no harm to a traditional building within the CA, it follows that there is also no harm to the significance of the CA as a whole.
10. For these reasons, the proposed development/works would preserve the grade II listed building and would not harm the CA. The scheme would therefore accord with the aims of Policy HE5 of the South Northamptonshire Part 2 Local Plan (2020) and Policy BN5 of the West Northamptonshire Joint Core Strategy (2014) which, taken together, aim to ensure good design and safeguard heritage assets.

Other Matters

11. I acknowledge the Councils comments with regard to pre application advice and previous similar schemes. However, I can confirm I have determined the scheme before me on its merits.

Conditions

12. The conditions imposed are those which have been suggested by the Council. In addition to the standard timescale condition, I have imposed a condition to ensure the stonework of the proposed front extension is appropriately and sensitively constructed. I have also imposed conditions to ensure the roof finishing materials and details relating to the cill, lintel, reveals, windows, doors and rainwater goods are agreed. Finally, a condition is necessary to agree the method of fixing the single storey rear extension to the buttress. All these conditions are necessary to safeguard the character and appearance of the area and preserve the designated heritage asset.

Conclusion

13. For the reasons given above and taking into account all other matters raised, I conclude that the appeal should be allowed.

L Fleming

INSPECTOR

Schedule of Conditions

- 1) The works authorised by this consent shall commence not later than 3 years from the date of this consent.
- 2) The external walls of the front extension shall be constructed in natural stone to match the existing building which shall be laid, dressed, coursed and pointed using a lime based mortar with brushed or rubbed joints in accordance with a sample panel (minimum 1 metre squared in size) which shall be constructed on site to be inspected and approved in writing by the local planning authority before the stonework is commenced. The sample panel shall be constructed in a position that is protected and readily accessible for viewing in good natural daylight from a distance of 3 metres. The panel shall be retained on site for the duration of the construction contract.
- 3) Samples of the materials to be used in the covering of the roofs of the extensions shall be submitted to and approved in writing by the local planning authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.
- 4) Full design and construction details of the joining of the rear extension to the existing stone buttress shall be submitted to and approved in writing by the local planning authority prior to commencement of those works. Thereafter, the development shall be carried out in accordance with the approved details.
- 5) Full details of the rainwater goods of the extensions shall be submitted to and approved in writing by the local planning authority prior to commencement of those works. Thereafter, the development shall be carried out in accordance with the approved details.
- 6) Details of the construction, including cross sections, cill, lintel, reveal and colour/finish of the proposed windows, doors and roofs of the extensions to a scale of not less than 1:5/1:10 shall be submitted to and approved in writing by the local planning authority prior to commencement of that work. The development shall be carried out in accordance with the approved details.

End of Schedule