



Appeal Decision

Site visit made on 18 July 2024

by T Gethin BA (Hons), MSc, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 01 August 2024

Appeal Ref: APP/D0840/W/24/3340098

Treloyhan Manor, Trelyon Avenue, St Ives, Cornwall TR26 2RX

- 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 St Ives Assets Ltd against the decision of Cornwall Council.
 - The application Ref is PA23/09205.
 - The development proposed is described as Retention of 2no. dormers.
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Decision

1. The appeal is allowed and planning permission is granted for 2no. dormers at Treloyhan Manor, Trelyon Avenue, St Ives, Cornwall TR26 2AL in accordance with the terms of the application, Ref PA23/09205.

Preliminary Matters

2. With the proposed development already installed, I was able to observe it on my site visit. I have dealt with the appeal on this basis, albeit omitting the text 'retention of' from the description of development because such words do not describe acts of development.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the existing building and surrounding area.

Reasons

4. The appeal site, in a relatively prominent position, includes an imposing well-designed Victorian Neo-Gothic building. Although its form and extent has changed over the years, the various alterations – which include some modern additions and materials – generally read as sensitive additions whilst the numerous dormer windows appear as acceptable features that sufficiently respect the building's historic character and grand appearance.
5. The flat-roof design and finish of the two dormers is similar to many of the other dormers on the building. Although they extend a little further down and are also wider than some others, the difference in size is not significant. Combined with their siting on a relatively large gable, the proposed dormers therefore read as congruous features with a suitable scale and design. The width of the south- and north-facing windows in the two dormers contrasts with the generally narrower windows in much of the rest of the building. However, the two windows are relatively minor features and their orientation and gable-position differ with the majority of other dormer windows. Consequently, their more horizontal emphasis does not unacceptably disrupt the building's overall form and rhythm. The addition of a vertical bar on the

windows, as suggested by the appellant, is therefore not necessary to make the development acceptable.

6. The proposed dormers are visible in the surrounding area. This includes from Hain Walk, some surrounding properties, and the adjacent driveway and formerly permissive footpath, which is subject to a Definitive Map Modification Order. However, on the basis of my findings above and due to their size and position on the roof, combined with the degree of separation to other properties and Hain Walk, the dormers are inconspicuous features that do not detract from or dominate the building.
7. Treloyhan Manor is included in the Cornwall and Isles of Scilly Historic Environment Record and within the list of non-listed heritage assets in the St Ives Area Neighbourhood Development Plan 2015 – 2030 (NDP). St Ives Town Council also refer to the building as a non-designated heritage asset (NDHA) in their consultation response. However, although the building clearly has historic interest and value, Cornwall Council neither identifies it as a NDHA nor alleges that the proposed development would harm such an asset. On this basis, and based on my above findings, I am satisfied that the appeal proposal would not harm the significance of a NDHA.
8. For the above reasons, I conclude that the proposed development would not harm the character and appearance of the existing building or surrounding area. I therefore find that it accords with NDP Policy GD1 and Policies 2 and 12 of the Cornwall Local Plan Strategic Policies 2010 – 2030. Amongst other aspects, these seek development of a high quality with a design that responds to its context, is sensitive to its surroundings and maintains and respects character. The proposal would also be consistent with the provisions in the National Planning Policy Framework in relation to achieving well-designed and beautiful places; and the guidance in the Cornwall Design Guide regarding building form and use of materials.

Other matters

9. The development began and was completed prior to submission of the planning application now the subject of this appeal. It has been put to me that the photographs submitted with the appeal do not represent an accurate portrayal of the proposed development. However, I have found that the proposed development is acceptable and the carrying out of works without planning permission does not lead me to a different conclusion.

Conclusion and Conditions

10. For the above reasons, and having had regard to all other matters raised and the submitted evidence, I conclude that the proposed development accords with the development plan. The appeal is therefore allowed.
11. The Council has not suggested any conditions. Given that the development has been completed and on the basis of the available evidence and my findings above, I have no reason to find otherwise.

T Gethin

INSPECTOR