

Appeal Decision

Site visit made on 7 August 2024

by R J Redford MTCP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 6th September 2024

Appeal Ref: APP/Y9507/Y/23/3340762

**East Lodge, Winchester Road, Bordon, near Petersfield, Hampshire
GU32 1EP**

- 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 Warren Brazell against the decision of South Downs National Park Authority.
 - The application Ref is SDNP/23/04105/LIS.
 - The works proposed is the retention of existing windows.
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Decision

1. The appeal is allowed and listed building consent is granted for the replacement windows at East Lodge, Bordon, near Petersfield, Hampshire GU32 1EP in accordance with the terms of the application Ref SDNP/23/04105/LIS and subject to the following condition:
 - 1) The works hereby permitted shall be carried out in accordance with drawings numbered #00851208-935B8F; SU SU6924 and EL/23/01.

Applications for costs

2. An application for costs was made by Mr Warren Brazell against South Down National Park Authority. This application is the subject of a separate Decision.

Procedural Matters

3. As the proposal relates to a listed building, I have had special regard to sections 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act).
4. The works described took place some time ago. The precise workings of section 7 the Act means that works carried out to a listed building are only authorised from the date of consent. That means that listed building consent cannot be granted retrospectively. In that context the description of works, with its reference to 'retention' is problematic. As such, I have dealt with the appeal on the basis that listed building consent was sought for 'replacement windows' and this is reflected in my decision.

Main Issues

5. Having regard to section 1(5) of the Act, the parties agree that West Lodge should be treated as part of the Grade II listed building known as "Bordean House" (Ref: 1179131). On the basis of the information before me, I have no good reason to disagree with that.
6. As such the main issues are whether the proposal would preserve East Lodge and any of the features of special architectural or historic interest that it possesses, and whether it would preserve the setting of Bordean House.

Reasons

7. From the information before me the historic significance of East Lodge is limited to its relationship with Bordean House, as one of a semi-detached pair of estate properties, the other being 'West Lodge', rather than any specific architectural merit. Indeed, as a pair East and West Lodge appear a non-exceptional example of local vernacular housing with West Lodge having undergone considerable extension and alteration.
8. There is no strong evidence as to what the original windows of East Lodge would have looked like when Bordean House was listed. There is, however, a suggestion within the appellant's Heritage Statement that they were metal casements with single glazed leaded panes, and that the existing windows replicate the pane pattern albeit within painted aluminium frames in wood surrounds and with stuck on leading.
9. This does not appear to be opposed by the Authority, and indeed the existing casement form and pane ratio has been considered acceptable in a later listed building consent (reference SDNP/24/01294/LIS). It is noted in the approved consent the existing windows would be replaced with full wooden framed double-glazed windows with through glazing bars and not 'like for like' replacements of the windows replaced by those which form the proposal before me.
10. With the significance of East Lodge related to its location rather than its architectural worth, and that the recently approved windows would be visually similar to the existing, especially when viewed from Bordean House, I do not find the proposal to cause harm to the significance of East Lodge or the setting of Bordean House.
11. It is acknowledged that the original windows have been removed so constitute a loss of historic fabric, which may have diminished the architectural interest of East Lodge. However, in this case, I do not consider this to be to such an extent as to constitute material harm.
12. Therefore, the proposal would preserve East Lodge's historic interest, which is its significance within the curtilage of Bordean House, and preserve the setting of Bordean House in accordance with the Act and the National Planning Policy Framework, and with consideration of the South Downs National Park Local Plan Policies SD12 and SD13, insofar as they seek to preserve heritage assets.

Conditions

13. Due to the retrospective nature of the proposed works I have only found it necessary to attach a plans condition to remove doubt in what has been consented.

Conclusion

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

RJ Redford

INSPECTOR