



Appeal Decision

Site visit made on 8 October 2024

by H Smith BSc (Hons) MSc MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 4th November 2024

Appeal Ref: APP/U2750/Y/24/3343181

Hawthorn Farm, Kelfield Road, Riccall, York YO19 6PQ

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) against a failure to give notice within the prescribed period of a decision on an application for listed building consent.
 - The appeal is made by Mr David Kendrew against North Yorkshire Council.
 - The application Ref is ZG2023/0871/LBC.
 - The works proposed are renew roof covering, fit 4 conservation roof windows to free up slate for roof repairs and install 10 solar panels.
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Decision

1. The appeal is dismissed and listed building consent is refused.

Preliminary Matters

2. As the proposal relates to a listed building and is in a conservation area, I have had special regard to sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act).
3. A revised National Planning Policy Framework (Framework) was published in December 2023. I have had regard to the revised Framework in reaching my decision.
4. The appeal follows the Council's failure to determine the application (ZG2023/0871/LBC) within the prescribed period. However, the Council has indicated in its statement, that had it been in a position to determine the application, it would have refused listed building consent. The substance of the Council's statement and the statutory duties referenced above have informed the main issue of the appeal.
5. The description of works in the banner heading above has been taken from the appellant's appeal form. However, there seems to be two application forms with very slightly different description of works. My decision is therefore based on the description shown on the appeal form, so the appellant would not be prejudiced by my use of it.
6. At the time of my site visit it was apparent that the proposed works had been carried out on site. However, as I cannot be certain that what has been built is fully in accordance with the plans before me, I have assessed the proposed works as shown on the submitted plans.

Main Issue

7. The main issue is whether the proposal would i) preserve the Grade II listed building known as Hawthorn Farm, or any features of special architectural or historic interest which it possesses; and ii) preserve or enhance the character or appearance of the Riccall Conservation Area.

Reasons

Special interest and significance

8. The appeal property, Hawthorn Farm, is a large detached dwelling which has the appearance of a traditional farmhouse. It is a Grade II listed¹ building that was built around the early-mid 18th Century with later additions and alterations, including later 18th Century ranges to the front and right of the dwelling, and a 20th Century porch to the front elevation. The building is mainly constructed from pinkish-brown brick with a cast tile roof and tripartite 9-pane Yorkshire sash windows. It is set back from the road behind a low front boundary brick wall and has a large rear garden which features several traditional outbuildings.
9. From the evidence submitted and relevant to the appeal, I consider that the special interest and significance of the listed building to be largely derived from its historic and architectural interests. This stems in part from its illustration of an 18th Century farmhouse and the legibility of its phasing; along with its vernacular form using traditional construction techniques and materials.
10. The Riccall Conservation Area was first designated as a Conservation Area (CA) in 1978. The Council's Riccall Conservation Area Appraisal (2021) explains that Riccall is a prosperous former agricultural settlement with examples of a variety of buildings largely dating to the 18th and 19th Centuries reflecting the relative wealth of the settlement at that time. Although the village is almost entirely surrounded by late 20th Century housing, the historic core remains reasonably legible. The focal point of the village is the Grade I listed Church of St Mary located centrally to the west of the Main Street, which was formerly the main road from York to Selby.
11. Given the above, the character and appearance and thus special interest and significance of the CA, insofar as it relates to this appeal, is primarily the way the buildings of varying ages and styles reflect the evolution of the village.
12. By virtue of its historic and architectural integrity and authenticity, Hawthorn Farm adds considerably to Riccall's heritage merit. In doing so, it positively contributes to the character and appearance of the CA as a whole and thereby to its significance as a designated heritage asset.

Proposal and effects

13. Listed building consent is sought for the replacement of the roof covering, installation of 4 conservation roof lights and 10 solar panels, to be installed onto the rear pitch of the roof.
14. However, during my site visit, I noticed several omissions on the submitted plans, including inaccuracies and/or inconsistencies between the plans and the

¹ List Entry Number: 1172700 – Hawthorn Farm, Grade II

appeal building on site. These included differences in relation to the dimensions and form of the building's roof-form and rear elevation, the positioning and scale of the front gable and front and rear porch features, and the presence and location of existing window openings and rooflights in the rear and side elevations. In addition, the proposed plans do not illustrate exactly how the proposed works would appear in situ. These discrepancies raise doubts about the accuracy of the submitted plans.

15. Furthermore, although illustrative material has been submitted of the proposed rooflights and solar panels, including section drawings and a single photograph, the proposal's details lack precision and sufficient content. The submitted schedule of works provides inadequate information. There are no detailed specifications of the rooflights or solar panels, nor comprehensive details of the proposed roof repairs. As such, a meaningful assessment of the potential effects of these works on the special interest of the listed building is not possible.
16. It is imperative that plans are accurate and unambiguous to avoid doubt about what is proposed, and to allow a robust assessment of any consequent effects. Irrespective of my views over the merits of the case, the lack of accurate plans and detailed specifications for the proposed rooflights and solar panels, and the numerous and substantial discrepancies and uncertainties outlined above, give rise to considerable concerns regarding the detail of the proposal. These matters are highly undesirable in general terms, but even more so given the building's Grade II listed status, a designated heritage asset of national importance.
17. Taking the above into account, I am unable to properly assess whether the proposal would preserve the Grade II listed building known as Hawthorn Farm, or any features of special architectural or historic interest which it possesses, or whether it would preserve or enhance the character or appearance of the Riccall Conservation Area.
18. Consequently, I cannot reasonably determine whether the proposal would meet the requirements of sections 16(2) and 72(1) of the Act. Nor can I draw any conclusions against the relevant policies of the Framework, or the Selby District Core Strategy (adopted 2013), and the Selby District Local Plan (adopted 2005).

Conclusion

19. For the reasons given above, I conclude that the appeal is dismissed and listed building consent is refused.

H Smith

INSPECTOR