
Appeal Decisions

Site visit made on 17 December 2024

by A James BSc (Hons) MA MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17 January 2025

Appeal A Ref: APP/N1920/W/24/3345443

Rafes Barn, Mimms Lane, Ridge, Hertfordshire EN6 3LY

- 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 M Shore against the decision of Hertsmere Borough Council.
- The application reference is 23/1495/HSE.
The development proposed is construction of a single storey front extension, single storey rear extension and alterations to create access openings and replacement staircase.

Appeal B Ref: APP/N1920/Y/24/3345439

Rafes Barn, Mimms Lane, Ridge, Hertfordshire EN6 3LY

- 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 M Shore against the decision of Hertsmere Borough Council.
- The application reference is 23/1496/LBC.
- The works proposed relate to the construction of a single storey front extension, single storey rear extension and alterations to create access openings and replacement staircase.

Decisions

1. Appeal A is allowed and planning permission is granted for construction of a single storey front extension, single storey rear extension and alterations to create access openings and replacement staircase at Rafes Barn, Mimms Lane, Ridge, Hertfordshire EN6 3LY in accordance with the terms of the application, Ref 23/1495/HSE and subject to the conditions in the attached schedule.
2. Appeal B is allowed and listed building consent is granted for construction of a single storey front extension, single storey rear extension and alterations to create access openings and replacement staircase at Rafes Barn, Mimms Lane, Ridge, Hertfordshire EN6 3LY in accordance with the terms of the application Ref 23/1496/LBC and subject to the conditions in the attached schedule.

Preliminary Matters

3. As the appeals relate to a listed building, I have had special regard to sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act), which requires me to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
4. Since the Council issued its decision notice, the National Planning Policy Framework (the Framework) has been revised, with the latest version

published on 12 December 2024. Those parts of the Framework most relevant to this appeal remain unchanged. As a result, I have not sought further submissions on the revised Framework, and I am satisfied that no party has been prejudiced by my approach.

5. As the scheme was amended during the application process, I have taken the description of the development from the Council's delegated report and decision notice for 23/1496/LBC, as requested by the appellant. I find that this amended description more accurately represents the appeal proposal.
6. The Council raises no objections to the single storey front extension or the replacement staircase. Based on the evidence before me and my site visit, I have no reason to reach a contrary conclusion in this respect and find that these elements of the scheme would preserve the special interest of the listed building.

Main Issue

7. The main issue is whether the proposal would preserve a Grade II listed building known as 'Barn about 35 metres north north west of Ravenscroft Farm House' (List Entry Number: 1175293), and any of the features of special architectural or historic interest that it possesses.

Reasons

8. The barn is a Grade II listed building, which dates back to the 18th century. It is a timber framed, former agricultural building, which was converted into residential use in the late 20th century. The barn has a linear form, with central cart entrance. It is finished with black weatherboarding and has a tiled roof. Internally, the building retains most of its open plan character and has an exposed timber frame. The building has two rear projections, which are also finished with black weatherboarding. The rear elevation faces the highway and is devoid of openings.
9. Based on my site visit and the evidence before me, I find that the listed building's special interest insofar as is relevant to these appeals is derived from its historic and architectural interest, as an illustration of 18th century agricultural architecture. The building's timber frame, which includes queen posts, the open plan form of the historic part of the building and the use of traditional materials all make important contributions in these regards.
10. The proposal seeks to provide a single storey rear extension to accommodate a new family room and provide access to the garden. The proposed extension would adopt a lean to form, which would be similar in design to one of the existing rear projections. The proposal would be subservient in height to the principal part of the building and its external materials would match that on the existing building. The weatherboarding on the listed building was replaced during its conversion and as a result of its machine cut finish, it has a modern appearance. Consequently, the proposed extension would not harmfully obscure or affect historic fabric on the rear elevation of the listed building.
11. The location of the new access door would not result in the loss of any historic timbers. The proposed access would be located within the central rear projection, opposite a door to the existing rear lean-to. As a result, it would

provide a sense of symmetry and would not harmfully disrupt the circulation space within the principal part of the listed building.

12. The proposed rear extension would be clearly read as a modern addition to the property and would not harm the legibility of the listed building. Its simple, lean to design and subservient nature would ensure that the agrarian character of the building is preserved. The proposal would not impact the historic timber frame and would also ensure that the open plan form of the principal part of the building is preserved.
13. The proposed opening on the side elevation of the rear extension would complement the window within the former cart entrance. No windows are proposed on the rear elevation, ensuring that this elevation remains devoid from openings.
14. Given the above, I conclude that the proposal would preserve the special historic interest and significance of the Grade II listed building. The proposal would satisfy the requirements of the Act and the historic environment policies of the Framework. The proposal would comply with Policies SP1, SP2, CS14 and CS22 of the Hertsmere Borough Council Core Strategy January 2013 and Policies 29 and 30 of the Site Allocations and Development Management Policies Plan November 2016. These policies among other things seek to conserve or enhance the historic environment of the Borough and make a positive contribution to the built environment.

Conditions

15. In the interests of certainty, a condition specifying timescales is required for both appeals and an approved plans condition is required for Appeal A. An approved plans condition is not necessary for Appeal B as there is no provision for a minor material amendment to a listed building consent. A condition requiring details of external materials is not necessary as details are shown on the approved plans.
16. In order to ensure an acceptable appearance, joinery details will be required by condition for Appeal B. A condition requiring that the new studs/timber posts match the original timbers in cross section and connection detail is necessary in order to preserve the special interest of the listed building.

Conclusion

17. For the above reasons and having regard to all other matters raised, I conclude that both appeals should be allowed, subject to conditions.

A James

INSPECTOR

Schedule of Conditions

Appeal A

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with drawing nos: 06: Existing Site Plan; PL01/C: Proposed Plan Ground Floor; PL02/A: Proposed Elevations 1; PL03/B: Proposed Elevations 2; PL04/A: Proposed Roof Plan; and, PL06: Proposed Site Plan.

Appeal B

- 1) The works authorised by this consent shall begin not later than three years from the date of this consent.
- 2) Prior to their installation on site, details of the proposed new windows, doors, fascia and sills to include section and elevation drawings at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details.
- 3) Any new studs/timber posts to be used in the main barn shall match the original timbers in cross section and connection detail as the original.