
Appeal Decisions

Site visit made on 5 March 2025

by Paul Griffiths BSc(Hons) BArch IHBC

an Inspector appointed by the Secretary of State

Decision date: 10 April 2025

Appeal A: APP/C1760/Y/24/3347767

Little Newton, Longparish, Andover, SP11 6PZ

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
 - The appeal is made by Mr D Miracca against the decision of Test Valley Borough Council.
 - The application Ref.24/00222/LBWN, dated 31 January 2024, was refused by notice dated 24 April 2024.
 - The works proposed are described as the construction of a new one & half storey thatched side extension with rear part under a plain tiled roof; and associated internal and external alterations.
-

Appeal B: APP/C1760/W/24/3347617

Little Newton, Longparish, Andover, SP11 6PZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr D Miracca against the decision of Test Valley Borough Council.
 - The application Ref.24/00221/FULLN, dated 31 January 2024, was refused by notice dated 24 April 2024.
 - The development proposed is described as the construction of a new one & half storey thatched side extension with rear part under a plain tiled roof; and associated internal and external alterations.
-

Procedural Matters

1. In dealing with the applications that are now the subject of the appeals, the Council changed the description of the works and development proposed. In relation to the former, the description was changed to 'alterations and erection of side extension to provide kitchen and dining room with 2 bedrooms and en-suite over'. The latter was changed to read 'erection of side extension to provide kitchen and dining room with 2 bedrooms and en-suite over'.
2. I have dealt with the appeals on the basis of these revised descriptions.

Decisions

Appeal A

3. The appeal is allowed, and listed building consent is granted for alterations and erection of side extension to provide kitchen and dining room with 2 bedrooms and en-suite over at Little Newton, Longparish SP11 6PZ in accordance with the terms of the application, Ref.24/00222/LBWN, dated 31 January 2024, and the plans submitted with it, subject to the conditions set out in Annex 1 to this decision.

Appeal B

4. The appeal is allowed, and planning permission is granted for erection of side extension to provide kitchen and dining room with 2 bedrooms and en-suite over at Little Newton, Longparish SP11 6PZ in accordance with the terms of the application, 24/00221/FULLN, dated 31 January 2024, subject to the conditions set out in Annex 1 to this decision.

Main Issue

5. Little Newton is a Grade II listed building. The list entry describes it as a house that dates from the 17th Century, with 20th Century renovations and porch. The timber framed nature of the house is referred to, as is the thatched roof. Little Newton lies within the Longparish Conservation Area.
6. In that context and having regard to the Council's stance in relation to the original applications, the main issue to be considered is the effect of the proposals on the special architectural and historic interest of the listed building, and whether the proposals preserve or enhance the character or appearance of the conservation area. In the language of the National Planning Policy Framework (the Framework), this can be put as the effect of the proposals on the significance of the affected designated heritage assets.

Reasons

7. Having carefully examined the dwelling, it is clear to me that there is little of the original framing left. As the list entry observes, the house has been altered to a significant degree in the recent past. Little Newton does seem to have had a bay either side of a central chimney originally. The second bay, to the south-west, appears to have been a later addition. When the property was refurbished/alterd in more recent times, ground floor timber framing was replaced with brickwork. Brickwork also appears to have replaced timber framing to the south-west elevation when the brick flue was added. The special interest, and significance, of Little Newton, and the impact of the extension now proposed, need to be seen in that overall context.
8. To my mind, the extension proposed would not lead to the loss of any important historic fabric. While it would have a significant footprint, relative to Little Newton as it stands today, being set back a little from the frontage, and having a lower ridge height, it would appear respectfully subservient and allow the older elements of Little Newton to be easily read. On that basis, I do not consider that the proposed extension would have any harmful impact on the special architectural and historic interest of the listed building, or its significance.
9. Little Newton is a pleasing presence alongside other older buildings in the conservation area. If as I have found, no harm would be caused to the special interest or significance of Little Newton by the proposal, then the character or appearance (or significance) of the conservation would be at the very least, preserved. Having said that, there are elements of the proposal, that would enhance the special interest of Little Newton.
10. The proposals include the replacement of the inappropriate windows that have been installed on the front elevation of Little Newton and their replacement with traditional, painted timber, flush casements.

11. This would give the frontage of Little Newton a more authentic appearance that would benefit its significance and enhance both the character and the appearance of the conservation area.
12. On that overall basis, the I am content that the proposals comply with Policy E9 of the Test Valley Borough Revised Local Plan DPD that is permissive of proposals that make a positive contribution to sustaining or enhancing the significance of heritage assets. They also accord with Policy E1 that seeks to secure high quality in design. For the same reasons, the proposals also comply with the approach of the National Planning Policy Framework to designated heritage assets, and securing good design.
13. Helpfully, the Council submitted a list of conditions that would be necessary if as I have decided, the appeals are to be allowed. These cover commencement, the approved plans, details of important elements of the proposals, and biodiversity enhancements. I agree that all are necessary, but I have combined some and refined the wording in others. I would also note that the 'plans' condition is only relevant to the grant of planning permission, and the same is true of the condition that deals with biodiversity enhancements.

Conclusion

14. On that overall basis, the appeals are allowed, and consent and permission can be granted on the basis of the conditions in Annex 1 below.

Paul Griffiths

INSPECTOR

Annex 1: Schedule of Conditions

Appeal A – APP/C1760/Y/24/3347767

- 1) The works authorised herein shall begin not later than three years from the date of this consent.
- 2) No new or replacement windows shall be installed until full details of those windows; details of their position within the window opening; and details of the approach to any making good required have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details.
- 3) Before the extension permitted herein is attached to the existing building, details of that attachment 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.
- 4) Before the extension permitted herein rises above the level of the damp proof course, details of the materials to be used in the construction of the external surfaces of the extension, including samples, 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.
- 5) The new thatch to the extension permitted herein shall match the existing thatched roof in type, and treatment of eaves, verges, and ridge.

Appeal B – APP/C1760/W/24/3347617

- 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 the following approved plans: 22110.02 A; 22110.205 B; 22110.205 C; and TH/A3/3995/TPP.
- 3) No new or replacement windows shall be installed until full details of those windows; details of their position within the window opening; and details of the approach to any making good required have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
- 4) Before the extension permitted herein is attached to the existing building, details of that attachment shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
- 5) Before the extension permitted herein rises above the level of the damp proof course, details of the materials to be used in the construction of the external surfaces of the extension, including samples, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
- 6) The new thatch to the extension permitted herein shall match the existing thatched roof in type, and treatment of eaves, verges, and ridge.
- 7) The proposed biodiversity enhancements shown in Section 3 of the Biodiversity and Ecology Statement of January 2024 shall be put in place within 3 months of the extension permitted herein being brought into use and shall be retained in place thereafter.