



Appeal Decision

Site visit made on 19 March 2025

by Matthew Jones BA(Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 25th April 2025

Appeal Ref: APP/D0840/D/24/3350638

Trevelo Cottage, Road From Junction Southwest Of Fern Cottage To A390, Three Burrows, Blackwater, Cornwall, TR4 8HX

- 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 Peter Jones against the decision of Cornwall Council.
 - The application Ref is PA24/04464.
 - The development proposed is the erection of an extension to the main dwelling house to provide additional living accommodation
-

Decision

1. The appeal is allowed and planning permission is granted for the erection of an extension to the main dwelling house to provide additional living accommodation at Trevelo Cottage, Blackwater, TR4 8HX in accordance with the terms of the application, Ref PA24/04464, subject to the following conditions:
 - 1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, 02, 201, 202, 203, 204, 205.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the area with reference to the Cornwall and West Devon Mining Landscape World Heritage Site (the WHS) and Trevelo Cottage as a non-designated heritage asset (NDHA).

Reasons

3. Trevelo Cottage is a small and attractive historic dwelling occupying an historic mineworker's smallholding within the WHS. Its front elevation and west gable end are highly prominent from the adjacent lane. The WHS is a designated heritage asset of the highest status, and mineworker's smallholdings are an Attribute of the WHS's Outstanding Universal Value (OUV). In these circumstances, I agree with the Council that Trevelo Cottage is also a NDHA.
4. Research has shown that the appeal site once contained a significantly greater amount of built form, which extended from Trevelo Cottage's east flank in a linear form and most likely comprised several discrete cottages. The side extension would resemble a cottage and would therefore conform to this historic narrative. The rear extension would echo the degree of built form once on site, albeit in an ahistorical location. It would also, however, be well screened from public view and set within

the sloping garden to an extent that its presence would be more modest than appears on plan. Given such, it would not appear to overwhelm the original house.

5. As for more detailed matters of design, render is not alien to the WHS and would contrast with Trevelo Cottage's painted rubble walls in a way that would reinforce the historic pattern of housing here, as would the second front door and canopy. Vernacular cottages can have an asymmetrical fenestration, and this would again address the narrative of multiple households through a contrast with Trevelo Cottage's more polite arrangement. The Council is also concerned about the larger areas of glazing on the rear extension. Given that this would be a modern extension in a new location, I do not find this modern element of its design inappropriate. The patio would not be excessive given the overall size of the site.
6. Accordingly, the proposed development would have an acceptable effect on the character and appearance of the area with reference to the WHS and Trevelo Cottage as a NDHA. The proposal would accord with the heritage, design and landscape objectives of Policies 1, 2, 12, 23 and 24 of the Cornwall Local Plan - Strategic Policies 2010-2030 (adopted 2016), Policy C1 of the Climate Emergency Development Plan Document (adopted 2023), Policies E1, E4(a) and E4(b) of the Truro & Kenwyn Neighbourhood Plan Revision (made 2023), policies P3, C2, C3, C8 and C9 of The Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2020-2025, and the National Planning Policy Framework.

Conditions

7. In addition to the standard time condition, a condition is required to ensure that the development is carried out in accordance with the approved plans in the interest of certainty. The Council has also suggested a further condition to ensure that the external surfaces would be constructed in line with the approved elevations, but this would already be achieved with the aforementioned condition.

Conclusion

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

Matthew Jones

INSPECTOR