



Appeal Decisions

Site visit made on 28 May 2025

by **AJ Steen BA(Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 18 July 2025

Appeal A Ref: APP/C1760/W/25/3360888

Laurel Cottage, Chalkcroft Lane, Penton Mewsey, Hampshire SP11 0RQ

- 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 Ms Tina Gundersen & Sim Tongue against the decision of Test Valley Borough Council.
 - The application Ref is 24/02378/FULLN.
 - The development proposed is removal of an existing conservatory, with a replacement garden room, to the rear of Laurel Cottage.
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Appeal B Ref: APP/C1760/Y/25/3360886

Laurel Cottage, Chalkcroft Lane, Penton Mewsey, Hampshire SP11 0RQ

- 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 Ms Tina Gundersen & Sim Tongue against the decision of Test Valley Borough Council.
 - The application Ref is 24/02379/LBWN.
 - The works proposed are removal of an existing conservatory, with a replacement garden room, to the rear of Laurel Cottage.
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Decisions

Appeal A

1. The appeal is allowed and planning permission is granted for removal of an existing conservatory, with a replacement garden room, at Laurel Cottage, Chalkcroft Lane, Penton Mewsey, Hampshire SP11 0RQ in accordance with the terms of the application, Ref 24/02378/FULLN, subject to the conditions in a schedule at the end of this decision.

Appeal B

2. The appeal is allowed and listed building consent is granted for removal of an existing conservatory, with a replacement garden room, at Laurel Cottage, Chalkcroft Lane, Penton Mewsey, Hampshire SP11 0RQ in accordance with the terms of the application Ref 24/02379/LBWN and the plans submitted with it, subject to the conditions in a schedule at the end of this decision.

Preliminary Matters

3. In determining this appeal involving development located within a conservation area and that could affect a listed building, its features of special architectural and historic interest, or its setting, I have had special regard to sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Main Issues

4. Whether the demolition of the conservatory and erection of the proposed garden room would preserve the Grade II listed building known as Laurel Cottage or its setting or any features of special architectural and historic interest (or significance) which it possesses.

Reasons

5. Laurel Cottage dates from the 18th century and comprises a modest white rendered cottage constructed at right angles to the road. It is a single storey building with rooms in the attic. The roof is thatched and half hipped, with a rear facing first floor casement window located to one side of the rear elevation. The timber frame is exposed on the front but not to the rear.
6. It is located within The Pentons Conservation Area that includes most of the villages of Penton Mewsey and Penton Grafton. These have developed since the 10th to 11th centuries in a rural and agricultural landscape. There have been a number of major fires, including in 1753 and 1754. Laurel Cottage appears to have been constructed soon after those fires. The plots of Laurel Cottage and its neighbours run from the lane to the top of the slope to the rear, possibly reflecting medieval planning.
7. The special interest and significance of the cottage as a heritage asset is derived from its modest size and simple form which demonstrates its historic fabric and provides an understanding of its rural past within the village.
8. The existing conservatory is attached to the rear of the building and extends across most of the width of the building and beyond to one side. It has a plastic panelled roof with timber window frames above a solid, rendered plinth with brick piers to either rear corner. The ridge is at approximately the height of the eaves of the thatched roof. The materials used in the frames to the windows in the roof and elevations give it a fairly solid and heavy appearance. For that reason, it dominates views of the building from the garden to the rear and interrupts views of the rear of the listed building and its historic fabric. As a result, it detracts from the significance of the listed building as a heritage asset. The removal of the conservatory would, therefore, better reveal the rear elevation of the building.
9. The proposed garden room would be of greater depth than the conservatory and across the width of the original building and beyond to the same side. It would be constructed predominantly of glass, particularly the rear elevation and roof. It would have two pitches and gable ends, the larger just above eaves height of the thatched roof and the lower below the single rear window. Their pitch would approximately match that of the thatched roof above.
10. The result would be a glass construction that would enable views through to the building behind. This would provide a less solid and lighter appearance than the existing conservatory. It would allow better appreciation of the rear of the listed building, albeit furniture would obscure that to some extent. The pitched roofs would be away from the eaves of the thatched roof. They would have a sharp ridge, be offset from the centre of the rear elevation and be of unapologetically modern character and appearance that contrasts with the existing building including soft ridge of the thatched roof. Nevertheless, and taking account of the removal of the existing conservatory, the glazed character of the garden room

would be subservient to the listed building. As a result, it would not affect the appreciation and understanding of the cottage as a heritage asset.

11. For these reasons, I conclude that the demolition of conservatory and erection of garden room would preserve the listed building at Laurel Cottage and its features of special architectural and historic interest. The development and works would sustain the special interest and significance of Laurel Cottage as a heritage asset. As a result, it would comply with Policy E9 of the Test Valley Borough Revised Local Plan (LP) and the Framework that seek development and works affecting a heritage asset to make a positive contribution to sustaining or enhancing the significance of the heritage asset.

Other Matters

12. The Pentons Conservation Area, comprising most of the villages of Penton Mewsey and Penton Grafton, is located in a shallow chalk river valley and the North Andover Plateau, consisting of dry gravel river valleys through which Chalkcroft Lane runs. As set out above, the villages have developed over a substantial period, including following fires. Chalkcroft Lane forms the main street in the village, with a number of listed buildings particularly on the east side, mostly dating from the period following those fires. The plots may reflect medieval planning. The significance of the conservation area is derived from the collection of historic buildings lining the street with a characteristic plot layout, to which Laurel Cottage contributes.
13. The proposal involves demolition of a conservatory and its replacement with a garden room to the rear of the house. Given the layout of the property, the existing conservatory is not be visible from the road to the front and nor would the proposed conservatory. Views from the rear would primarily be from the garden of Laurel Cottage. Although larger than the conservatory, the garden room would be glazed and allow visibility through it to the building. Consequently, whilst there would be some change to the rear, it would preserve the character and appearance of the conservation area. As a result, it would not affect the significance of the conservation area as a heritage asset.

Conditions

14. I consider that conditions would be necessary for the following reasons on both the planning permission and listed building consent. Conditions relating to the period for commencement are necessary to meet legislative requirements.
15. In addition, conditions are necessary on the listed building consent relating to detail how the extension would be attached to the building to minimise any effect on the historic fabric of the building. A condition is also necessary relating to external materials and finishes in order to further ensure the extension would not harm the special architectural and historic interest (or significance) of the building as a heritage asset.

Conclusion

16. For the reasons given above the appeals should be allowed.

AJ Steen

INSPECTOR

Schedule of Conditions

Appeal A

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.

Appeal B

- 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 drawings:
 - Site Location and Block Plans 22048 PL001
 - Elevation and Section Drawing 230112_J6639_ELEV_SECT
 - Measured Building Survey Ground Floor 230112_J6639_GFL
 - Measured Building Survey Roof Plan 230112_J6639_RFL
 - Topographical Survey 230112_J6639_TOPO
 - Existing & Proposed Elevations 22048 PL103
 - Existing & Proposed Elevations 22048 PL102
 - Proposed Plans 22048 PL101
 - Proposed Site Plan 22048 PL100
- 3) No development shall take place until details of how the existing conservatory would be demolished and how the new extension would be attached to Laurel Cottage shall 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) No development other than demolition of the conservatory shall take place until details and samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted 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 and samples.