

Appeal Decisions

Site visit made on 11 August 2025

by **Andrew Smith BA (Hons) MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 22 August 2025

Appeal A Ref: APP/T3725/W/25/3364861

5 Earls Meadow, Warwick, Warwickshire CV34 6UA

- 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 Benjamin Hanson against the decision of Warwick District Council.
 - The application Ref is W/24/1366.
 - The development proposed is replacement link between dwelling and garage.
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Appeal B Ref: APP/T3725/Y/25/3363812

5 Earls Meadow, Warwick, Warwickshire CV34 6UA

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) (the Act) against a refusal to grant listed building consent.
 - The appeal is made by Mr Benjamin Hanson against the decision of Warwick District Council.
 - The application Ref is W/24/1367/LB.
 - The works proposed are replacement link between dwelling and garage.
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Decisions

1. Appeal A is allowed and planning permission is granted for replacement link between dwelling and garage at 5 Earls Meadow, Warwick, Warwickshire CV34 6UA in accordance with the terms of the application, Ref W/24/1366, subject to the conditions in the attached schedule.
2. Appeal B is allowed and listed building consent is granted for replacement link between dwelling and garage at 5 Earls Meadow, Warwick, Warwickshire CV34 6UA in accordance with the terms of the application Ref W/24/1367/LB, subject to the conditions in the attached schedule.

Preliminary Matters

3. These decisions address planning and listed building consent appeals for the same site and the same scheme. Whilst the remit of each regime is different, the main issues set out below relate to both appeals. To reduce repetition, I have dealt with both appeals together within a single decision letter.
4. As the appeal property comprises a listed building and is situated within the Warwick Conservation Area (the CA), I shall have regard to the statutory duties that apply under Sections 16(2), 66(1), and 72(1) of the Act.
5. A revised Proposed Plans and Elevations drawing (Ref 003) is before me, which is attached to the appellant's Statement of Case at Appendix 3 and that depicts a glazed roof to the proposed replacement link. The Council has confirmed that its refusals were based upon this drawing. I shall proceed on this basis. For the avoidance of doubt, in the interests of fairness and consistency, I am able only to consider the merits of the scheme refused permission/consent by the Council.

Main Issues

6. The main issues are:

- Whether or not the proposed replacement link would preserve the Grade II listed building known as 'West Barn The Old House' (the LB) and any features of special architectural or historic interest that it possesses; and
- Whether or not the proposed replacement link would preserve or enhance the character or appearance of the CA.

Reasons

The LB

7. The LB is Grade II Listed and comprises a timber-framed, brick-built, former barn now converted to a dwelling. Its significance and special interest as a designated heritage asset is drawn, in part, from its age, traditional materials, linear plan form, and relevance to the historic evolution and rural history of the area. This significance and special interest is further underpinned by the group value offered when read in conjunction with The Old House, an adjacent Grade II Listed former farmhouse.
8. The LB is served by an outbuilding of later construction and ancillary scale that is connected via a covered walkway (the walkway) that is principally of timber construction, although topped with a Glass Reinforced Plastic roof. Being of narrow width and exhibiting a light-weight open design, the walkway represents a low-key modern addition that does not detract to any meaningful degree from one's ability to interpret or appreciate the LB's significance and special interest.
9. The proposal is centred upon the replacement of the walkway with an enclosed link. This would be glazed to its front and rear sides as well as to its roof, be the subject of grey-coloured aluminium-framing of slimline design, include sliding doors, and feature a single course of engineering bricks at base level. The replacement link, whilst of broadly comparable height, would cover a wider footprint than that topped by the walkway, with its front-facing elevation intended to be stepped back only marginally behind the principal elevation of the LB.
10. That said, owing to its glazed specification and slender roof form, the replacement link would provide a light-touch connection between the main dwelling and the outbuilding and promote a perception of breathing space notwithstanding its intended enclosed form. Indeed, it is not the case that a feature of excessive bulk or mass would be introduced. Further, the inherently modern outward appearance of the replacement link would offer a clean and obvious distinction from historic built form. Therefore, especially when considered in the context of a connection to the outbuilding already having been established by the walkway, the replacement link, although of permanent and enclosed specification, would not, in my judgement, adversely distort the plan form of the LB. It would instead be perceived as a suitably sympathetic and subservient modern addition to the LB.
11. It is also relevant that the precise positioning of the replacement link, most particularly the delineations of its walls and roof, would respect and not harmfully obscure the external-facing timber framing to the gable-end of the LB. Moreover, whilst minor alterations would inevitably be necessitated to a short stretch of the

outbuilding's eaves, no harmful loss of historic fabric would be fairly anticipated as a consequence of the development and works.

12. It has come to my attention that, in advance of the walkway's construction, a previously proposed glazed link between the main dwelling and the outbuilding was refused planning permission/listed building consent by the Council. However, any such refusal was issued a significant period of time in the past and in a different policy context. Furthermore, site circumstances have evolved with the walkway now in place. Moreover, I must consider the proposals that are before me upon their own individual merits at this point in time.
13. For the above reasons, I find that the proposed development and works would preserve the LB, including its setting, and any features of special architectural or historic interest that it possesses. The scheme accords with Policies HE1 and BE1 of the Warwick District Local Plan (September 2017) (the LP) and the historic environment conservation and enhancement policies contained within the National Planning Policy Framework (December 2024) (the Framework) in so far as these policies require heritage assets to be conserved in a manner appropriate to their significance and development proposals to respect surrounding buildings in terms of scale, height, form and massing.

The CA

14. The significance and special interest of the CA as a designated heritage asset is drawn, in-part, from its rich diversity of character and form, its range of featureful historic buildings, and its variety of green and open spaces. The LB comprises an important building within the CA that is readily visible from Stratford Road and that makes an indisputably positive contribution to the area's character and appearance.
15. The proposed replacement link would occupy a discreet location to the side of the LB and be of modest height and scale. Further, consistent with reasoning already set out above, the new link would be suitably respectful of the LB in terms of its design, massing and materiality. As such, the proposed development and works would preserve the character and appearance of the CA. The scheme accords with Policies HE1 and BE1 of the LP and the historic environment conservation and enhancement policies of the Framework in so far as these policies promote the conservation of the historic environment as well as good layout and design.

Other Matters

16. For the avoidance of doubt, in the absence of identifiable harm to the heritage significance of any designated heritage asset, it is not necessary for me to consider the relevance of any possible public benefits of the scheme. Moreover, the proposal that is the subject of Appeal A accords with the development plan when read as a whole and material considerations do not lead me to a decision otherwise.

Conditions

17. Draft lists of potential planning and listed building consent conditions have been provided by the Council, which I have considered against advice in the Framework and Planning Practice Guidance. As a result, I have made amendments, omissions and additions where necessary for consistency and clarity purposes.

18. For the avoidance of doubt, a plans condition is required for Appeal A in the interests of certainty. However, as there is no provision for a future application for a minor material amendment to a listed building consent, a plans condition fails to meet the test of necessity for Appeal B.
19. In the interests of preserving the special architectural and historic interest of the LB and the character and appearance of the CA, a condition is necessary with respect to both appeals that secures the utilisation of external facing materials as specified on the relevant submitted plan. In the interests of safeguarding the enduring special interest of the LB, a further condition requiring any damage caused in the course of carrying out the works to be made good within an appropriate timeframe is reasonable to impose.

Conclusion

20. For the above reasons, I conclude that both Appeal A and Appeal B should be allowed subject to conditions.

Andrew Smith

INSPECTOR

Schedule of Conditions – Appeal A

- 1) The development hereby permitted shall begin not later than three years from the date of these decisions.
- 2) The development hereby permitted shall be carried out strictly in accordance with the details shown on the following approved plans and the specifications contained within: Location Plan (scale 1:1250, as depicted upon Ref 001 Location Plan and Existing and Proposed Site Plans, submitted to the Council on 8 October 2024); Ref 003 Proposed Plans and Elevations (submitted to the Council on 7 November 2024).
- 3) All external facing materials for the development hereby permitted shall be in accordance with the details provided on approved plan Ref 003 (submitted to the Council on 7 November 2024).

Schedule of Conditions – Appeal B

- 1) The works hereby permitted shall begin not later than three years from the date of these decisions.
- 2) All external facing materials for the works hereby permitted shall be in accordance with the details provided on submitted plan Ref 003 (submitted to the Council on 7 November 2024).
- 3) Upon completion of the works authorised by this consent, any damage caused to the listed building in the course of carrying out the works shall be made good within a period of one month.

-----END OF SCHEDULES-----