



Appeal Decision

Site visit made on 9 December 2025

by Ryan Cowley MPlan (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23 December 2025

Appeal Ref: APP/W2845/W/25/3370827

Meadow Bank Cottage, 1 The Row, West Farndon, Northants NN11 3TU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a grant of planning permission subject to conditions.
 - The appeal is made by Mrs Leonie Roma Cran against the decision of West Northamptonshire Council.
 - The application Ref 2025/0921/FULL was approved on 10 July 2025 and planning permission was granted subject to conditions.
 - The development permitted is front elevation single storey conservatory.
 - The condition in dispute is No 3 which states that: The materials to be used for the external walls, roof and fenestration of the development hereby permitted shall match in terms of colour, type and texture those used on the existing building and shall comprise natural stone, slate and timber frames.
 - The reason given for the condition is: To ensure that the development is constructed and finished in materials which are in harmony with the materials used on the existing building and to comply with Policy ENV10 of the Settlements and Countryside Local Plan Part 2 for Daventry District and Government guidance contained within the National Planning Policy Framework.
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Decision

1. The appeal is dismissed.

Preliminary Matters, Background and Main Issue

2. At the time of my site visit I saw that the conservatory has already been partially constructed. The appeal is thus considered, in part, retrospectively.
3. The Council granted planning permission in July 2025¹ for a front elevation single storey conservatory of a traditional design, including a slate roof. This was subject to a condition (No 3) that seeks to ensure that the finishing materials of the development match those of the existing building. The appellant however contends that a slate roof is not necessary as a conservatory with a glazed roof would not be unsuitable for a property of this age.
4. The main issue is thus whether condition No 3 is reasonable and necessary in the interests of the character and appearance of the existing building and the surrounding area, including the setting of the grade II listed buildings (LBs) known as Cross Tree Farmhouse and Ivy House Farmhouse.

Reasons

5. The appeal site is in a small hamlet in a predominantly rural area, composed primarily of a collection of stone dwellings and agricultural buildings surrounded by open countryside. It comprises a mid-Victorian end-terrace dwelling finished in stone, with a Welsh slate roof and traditional casement windows. As one of the

¹ Council Ref 2025/0921/FULL

closest neighbouring dwellings, it is a notable feature in the setting of both LBs, and particularly Cross Tree Farmhouse, when viewed from the lane at the front.

6. The LBs are west of the site, on either side of the road. Both derive significance from their agricultural origins and traditional architecture. Cross Tree Farmhouse dates from the 18th century and features ironstone ashlar, with a tile roof, brick end stack, and decorative features including quoins and stone coped gables with kneelers. It also has a 19th century timber porch and flat-arched windows with more recent frames. Ivy House Farmhouse dates from the 17th century and features ironstone and brick, a slate roof, and traditional fenestration and detailing.
7. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 1990 Act) requires special regard to be given to the desirability of preserving a LB or its setting or any features of special architectural or historic interest.
8. The evidence indicates that, through discussions with the Council, the appeal development was amended from a standard uPVC conservatory design to a more traditional design with a glazed roof, and then finally to a slate roof design, which the Council considered more appropriate in this context. Earlier drawings featuring a double-glazed roof have been provided and based on the evidence it appears that this is the proposal that the appellant would now prefer to pursue.
9. In the first instance, an extension of this size and nature to the front of the dwelling is itself atypical of the existing terrace. Its position at the front of the dwelling also ensures that it is widely visible. In view of this, and as it sits in the setting of 2 LBs, it is imperative that the design and materials used are sympathetic to the host dwelling and the prevailing character and appearance of the surrounding area.
10. While I recognise Victorian properties sometimes feature conservatories, a heavily glazed front conservatory in a prominent location is not characteristic of the area. The glazing of the roof would be out of keeping with the terrace and, rather than assimilating with the existing street scene, it would be an incongruous addition. This would detract from the setting of the LBs, resulting in less than substantial harm to their significance, for which there is no overriding public benefit.
11. I conclude that condition No 3 is reasonable and necessary in the interests of the character and appearance of the existing building and the surrounding area, including the setting of the grade II listed buildings known as Cross Tree Farmhouse and Ivy House Farmhouse. The condition is consistent with Policy ENV10 of the Settlements and Countryside Local Plan (Part 2) For Daventry District 2011-2029 Adopted February 2020. This policy, among other provisions, seeks to ensure that development is of a high quality, reinforces local distinctiveness and takes account of local building traditions and materials.

Conclusion

12. For the reasons given above the appeal is dismissed.

Ryan Cowley

INSPECTOR