
Appeal Decisions

Site visit made on 13 January 2026

by Juliet Rogers BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 24 February 2026

Appeal A Ref: APP/E3335/W/25/3374901

Cold Harbour Farm, Withy Wood Lane, Cranmore, Shepton Mallet, Somerset BA4 4QR

- 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 Sonia Smolokowska against the decision of Somerset Council.
 - The application Ref is 2024/1323/HSE.
 - The development proposed is the installation of new windows and doors together with the installation of replacement windows to the southeast elevation and insertion of rooflights to the northwest roof.
-

Appeal B Ref: APP/E3335/Y/25/3374900

Cold Harbour Farm, Withy Wood Lane, Cranmore, Shepton Mallet, Somerset BA4 4QR

- 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 Sonia Smolokowska against the decision of Somerset Council.
 - The application Ref is 2024/1324/LBC.
 - The works proposed are the installation of new windows and doors together with the installation of replacement windows to the southeast elevation and insertion of rooflights to the northwest roof.
-

Decision

1. **Appeal A** is allowed and planning permission is granted for the installation of new windows and doors together with the installation of replacement windows to the southeast elevation and insertion of rooflights to the northwest roof at Cold Harbour Farm, Withy Wood Lane, Cranmore, Shepton Mallet, Somerset BA4 4QR in accordance with the terms of the application, Ref 2024/1323/HSE, subject to the attached schedule of conditions.
2. **Appeal B** is allowed and listed building consent is granted for the installation of new windows and doors together with the installation of replacement windows to the southeast elevation and insertion of rooflights to the northwest roof at Cold Harbour Farm, Withy Wood Lane, Cranmore, Shepton Mallet, Somerset BA4 4QR in accordance with the terms of the application Ref 2024/1324/LBC and the plans submitted with it, subject to the attached schedule of conditions.

Preliminary Matters

3. In the banner head above, I have used the description of development as set out on the Council's decision notification as it more accurately describes the proposal than those entered on the application form.

4. As the site comprises a listed building, I have had regard to sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) (the Act).

Background and Main Issue

5. The proposal comprises development and works to a single-storey outbuilding (Barn B) historically associated with Cold Harbour Farmhouse (the Farmhouse). The Farmhouse is a Grade II listed building¹. There is no dispute that Barn B is within the curtilage of the listed Farmhouse and is therefore covered by the same statutory protection.
6. Various permissions and consents have been granted on the appeal site, most notably and of relevance to these appeals comprise:
 - internal works, closure of some existing openings and a glazed kitchen extension on the Farmhouse; conversion of the carport into guest accommodation; conversion of a tractor shed into an office; and the conversion and extension of a workshop (Barn B) into an indoor pool and gym (the 2015 permissions²); and
 - internal alterations and the conversion of 3 associated outbuildings to ancillary residential use (the 2024 permissions³), with Barn B indicated to be used as an artist's studio and workshop.
7. During my site visit I saw that much of the approved development and works to the Farmhouse and several of the outbuildings relating to the 2015 and 2024 permissions had been completed or were underway. Barn B was being used as an artist's studio and workshop, with part of the building used for storage. Through the appeal applications, planning permission and listed building consent for differing fenestration arrangements from the 2015 and 2024 permissions is sought.
8. Consequently, the main issue for both appeals is whether the proposal would preserve the Grade II listed building of Cold Harbour Farmhouse, or its setting, or any of the features of special architectural or historic interest it possesses.

Reasons

9. The earliest part of Cold Harbour Farmhouse, as set out in the statutory list description, is believed to date from the 17th century, although subsequent additions to the property have been constructed during the 18th and 19th centuries. Its external rubble masonry walls accommodate stone mullioned windows whilst the pitched roof structure has triple-Roman tiles with coped verge details. While the various additions to the two-storey structure incorporate matching external materials, the joints between the stone work and variations in ridge heights illustrate the evolution of the Farmhouse.
10. The relationship between the Farmhouse and the outbuildings which create the farm complex, including Barn B, reflects a traditional agricultural farmyard layout with structures to three sides, despite these outbuildings now having a residential, rather than agricultural, use. Therefore, from the evidence before me, I consider that the significance of the listed farmhouse is largely drawn from its historic age,

¹ List Entry No: 1058536; date first listed: 25 February 1988

² 2014/2772/FUL and 2014/2723/LBC: approved 16 March 2015

³ 2023/0152/FUL and 2023/0153/LBC: approved 8 March 2024

use, materials and architectural features, alongside its appreciable evolution and modernisation within a wider agricultural complex.

11. The single-story, L-shaped building of Barn B is more modest in scale and bulk than the Farmhouse. Although the evidence before me indicates that Barn B dates from the mid-19th century, its historic roof structure is no longer in place, having been replaced with modern timber trusses and concrete tiles. Door and window openings in Barn B's elevation facing towards the Farmhouse have also been relocated/alterd, with windows and glazed doors of a domesticated style inserted. Despite these alterations and the resultant domesticated character of Barn B, its agricultural origins and functional relationship with the Farmhouse remains.
12. By virtue of being located within the curtilage of a listed building, Barn B is also listed. However, this does not mean it's value in contributing to the special interest of the principal building, in this case the Farmhouse, is predetermined. Nonetheless, the preservation of the significance of the listed building carries considerable importance and weight, both in its own right and as part of the listed group. In the case of Barn B, its significance is predominantly largely derived from its role in creating the traditional agricultural yard layout together with its modest scale and construction which compliments the Farmhouse and its setting.
13. The proposal includes the insertion of glazed aluminium framed windows and doors within new or enlarged openings. Those on the elevations facing towards and away from the Farmhouse would be fitted with timber sliding shutters. When closed across the glazing the shutters would have the appearance of wide barn doors thereby replacing the current domesticated style windows with features of a more agricultural character.
14. Although little substantive evidence is before me to indicate that the stonework in the rear of Barn B has ever been breached and, other than a single doorway, is devoid of openings, this is not the principal elevation of the building nor a key feature of its significance or the special interest of the Farmhouse. Therefore, while there would be some loss of walling in this elevation, the overall form and material treatment of Barn B would not be undermined and the legibility of its agricultural origins through the farmyard arrangement would remain. Nor would the use of glazing in this elevation compromise the functional and complimentary relationship of the outbuilding with the Farmhouse. As such, the proposal would be read as a sensitively converted former farm building that continues to reflect its rural origins and historic connection with the Farmhouse.
15. Furthermore, when compared with the 2015 permissions, substantially more walling would be retained within elevation of Barn B addressing the Farmhouse. Tize and pattern of openings would also be more sympathetic to the building's agricultural origins. Moreover, in the case of the removal of the currently installed windows and the addition of the timber shutters, the proposal would enhance, albeit to a small degree, the appreciation of the farmyard setting.
16. Overall, I consider that the proposal would maintain the form, character and authenticity of Barn B, thereby preserving the significance and special interest of the curtilage listed structure. Consequently, I conclude that the proposal would preserve the Grade II listed building of Cold Harbour Farmhouse, and its setting, and any features of special architectural or historic interest it possesses, thereby satisfying the requirements of the Act. Insofar as they require all development to

contribute positively to the maintenance and enhancement of local identity and distinctiveness, including the preservation of the significance and setting of a heritage asset, the proposal accords with policies DP1 and DP3 of the Local Plan⁴ and the Framework's⁵ approach to the protection of the historic environment.

Conditions

17. I have imposed the standard time limit conditions on both decisions and, in respect to Appeal A, the plans condition is attached for clarity, the avoidance of doubt and to assist with Appeal B.
18. To safeguard Barn B from inappropriate works which may prejudice its significance, I have imposed conditions requiring details of the doors, windows, internal works, services and any external attachments, including the rear patio area, to be submitted to the Council for approval prior to implementation. Where the proposal relates to the removal of external materials and/or the attachment of works to the existing structure, conditions requiring the submission and approval of a method statement have been imposed to ensure such works are carried out sensitively and the structure, if necessary, made good. I have removed the drawing scales suggested by the Council as these are not necessary to ensure the information submitted fulfils the requirements of the respective conditions.

Conclusion

19. For the reasons given above and having had regard to all other relevant matters raised, I conclude that both appeals should be allowed.

Juliet Rogers

INSPECTOR

⁴ Mendip District Local Plan (Local Plan)

⁵ National Planning Policy Framework (Framework)

Schedule of Conditions

Appeal A

- 1) The development hereby permitted shall begin not later than three (3) years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with drawing nos:

22/788/E002	Site Block Plan
22/788/P300 rev G	Proposed Ground Floor and Roof Plan
22/788/P310 rev F	Proposed North West and South East Elevations
22/788/P311 rev E	Proposed North East and South West Elevations and Section
22/788/P320 rev B	Proposed Barn Elevations Summary
22/788/P330 rev A	Proposed North West Coloured Elevations
22/788/P003 rev B	Proposed Landscape Site Plan

Appeal B

- 1) The works authorised by this consent shall commence not later than three (3) years from the date of this consent.
- 2) No works shall be undertaken for any new openings or re-openings until a method statement has been submitted to and approved in writing by the local planning authority. The method statement shall include the method of removal of the infill material and a schedule of works to make good following removal. The works shall be carried out in accordance with the approved details.
- 3) No external fenestration or doors shall be installed or undertaken unless full details of that piece have been first submitted to and approved in writing by the local planning authority. Such details shall include scaled drawings clearly illustrating the proposed profiles, reveals, surrounds, materials, finishes and colour of the fenestration or doors. The works shall be carried out in accordance with the approved details.
- 4) No works shall be undertaken for the external steps and associated external stone patio area hereby approved until a method statement for the attachment of these features to the outbuilding has been submitted to and approved in writing by the local planning authority. The method statement shall be accompanied by scaled drawings clearly illustrating the proposed junctions, fixings, and interfaces between the new extension and the historic fabric of the listed building. The works shall be carried out in accordance with the approved details.
- 5) No works shall be undertaken to the interior walls, floors or ceilings until details of the proposed works have been first submitted to and approved in writing by the local planning authority. The details shall include a schedule of proposed treatments and finishes for walls, floors and ceilings, a method statement to describe the preparation of surfaces and application of the

proposed treatments and finishes, and details of any attachments. The works shall be carried out in accordance with the approved details.

- 6) No new or replacement services shall be installed unless in accordance with details that have been first submitted to and approved in writing by the local planning authority. Such details shall include a method statement and floorplans, internal elevations and sections as necessary to indicate the routing of all new and replacement services. The installation of services shall be carried out in accordance with the approved details.
- 7) No ducts, pipes, rainwater goods, vents or other external attachments shall be fitted or installed unless in accordance with details that have been first submitted to and approved in writing by the local planning authority. All such attachments works thereafter shall be carried out in accordance with the approved details.

**** End of Schedule ****