

RECENT APPEAL DECISIONS TO 8 APRIL 2013

Application Ref: S12/1429/LB AH
Planning Inspectorate No: APP/E2530/E/12/2182698/NWF

Appeal Type: **Written Evidence**

Appellant:	Croft Commercial Developments Ltd
Proposal:	Regularisation of works undertaken to window and door heads to provide water drips
Site:	BLACK BULL, Stamford Walk, St Marys Street, Stamford, Lincolnshire, PE9 2JE

Appeal Decision – Date:	Appeal dismissed - 26 March 2013
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SUMMARY

This application for listed building consent was determined under delegated powers and related to the proposed retention of works undertaken to provide drips heads to door and window openings of the former Black Bull Public House, a Grade II star listed building within the Stamford Conservation Area. The application was refused for the reason that :-

“The works that have been undertaken in relation to the provision of the water drips above the window and door openings at ground floor level have been executed to a poor standard of workmanship and this has caused considerable scarring to the render and a visual and architectural disfigurement to the appearance of the listed building. As such the works are considered to be detrimental impact to the special architectural or historic interest of this Grade II* listed building and to the character and appearance of the Stamford Conservation Area. It is considered that the retention of the works would be contrary to national planning advice set out in the National Planning Policy Framework.”

In dismissing the appeal the Inspector upheld the Council’s refusal in commenting the materials used - steel stop beads and cement render - and the quality of the workmanship, caused significant harm to the appearance of the listed building.