

RECENT APPEAL DECISIONS TO 19 JULY 2013

Application Ref: S12/1727/FULL PJM
Planning Inspectorate No: APP/E2530/A/12/2186398/NWF

Appeal Type: **Written Evidence**

Appellant:	Mr Gary Sharp, InterM2 Ltd
Proposal:	Demolition of Dutch Barn and Nissen Hut, conversion of former barn to 2 dwellings, erection of 3 bay detached garage and erection of detached dwelling
Site:	Oak Farm Barns, Church Street, Harlaxton, Grantham, NG32 1HB

Appeal Decision – Date:	Appeal allowed with conditions - 09 July 2013
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SUMMARY

The Inspector stated that due to its modest 1½-storey scale, gable-roofed form, compact T-shaped footprint, materials and detailing, including the tall ornate chimney stack, overhanging eaves and small dormers, the proposed cottage would respect the scale, form and character of the nearby historic dwellings. Its well articulated form would be seen against the long side of the former chapel, and it would enhance the views in the foreground of the Church.

Also she noted that due to its siting, the cottage and its modest front gardens would face towards Church Street and the lane, so the scheme would reinforce the existing pattern of development. The parking for the development would be screened from Church Street and much of the lane. Thus, the cottage and its surroundings would improve the quality and character of the area, and the street scenes in Church Street and the lane. It would be sympathetic to its context, and it would strengthen local distinctiveness.

Due to their siting, the Inspector reported that the cottage and the cart shed style car port, would partly frame 2 sides of the former farmyard which would otherwise be left open. This development within the setting of these non-designated heritage assets she considered would better reveal their significance as former farm buildings in a farmyard setting in this historic part of the village. It would enhance the route to the Church along the lane.

For all of these reasons, the Inspector considered that the proposed development would enhance the character and the appearance of the Conservation Area.

Whilst parts of the cottage would be seen from nearby buildings and their grounds, the Inspector stated its sympathetic design and siting would enhance their wider settings.

The proposed cottage she believed would complement the historic forms and the ornate detailing of the listed dwellings nearby. The cottage enclosed by its stone wall would harmonise with the existing development, and its characteristic tall chimney stack would sympathetically punctuate the views into the lane from the churchyard. The discreet siting of the cottage, clustered amongst the existing buildings, would enhance the openness in the churchyard which contributes to the significance of the Church as an important historic building.

Due to its scale and its sympathetic locally distinctive design, the Inspector considered the cottage would be subservient to the surrounding listed buildings.

The Inspector believed that if the eastern part of the site were to become more open this would weaken the spatial quality of the churchyard as an important historic space, and erode its valuable contribution to the setting and the significance of the Church. If it were to become a private garden, she reported then the potential back garden character and appearance would detract from the wider settings of all of the surrounding listed buildings. By contrast, the proposed development within the settings of these heritage assets would sustain and enhance their significance.

The Inspector considered that the proposal would preserve the settings of the Church, and 16 and 20 Church Street, which are listed for their special architectural or historic interest.

RECENT APPEAL DECISIONS TO

Application Ref: S12/2202/HR SP
Planning Inspectorate No: APP/HGW/12/361

Appeal Type: **Written Evidence**

Appellant:	Mr Richard Dring G E Dring & Partners
Proposal:	Removal of 100m of hedgerow
Site:	The Farm, Costa Row, Long Bennington, Newark, Lincolnshire, NG23 5DY

Appeal Decision – Date:	Appeal dismissed - 05 July 2013
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SUMMARY

The application sought consent for the removal of 100 metres of hedgerow. Permission was refused on the grounds that the removal would significantly damage archaeological and historic interests, and there were no exceptional circumstances which warranted removal.

The Inspector found that the hedgerow is important and there were insufficient reasons to justify its removal.

Application Ref: S12/2727/FULL PJM
Planning Inspectorate No: APP/E2530/A/13/220026

Appeal Type:

Appellant:	Mr Gary Sharp, InterM2 Ltd
Proposal:	Demolition of Dutch Barn and Nissen Hut, conversion of former barn to 2 dwellings, erection of 3 bay detached garage and erection of detached dwelling
Site:	Oak Farm Barns, Church Street, Harlaxton, Grantham, NG32 1HB

Appeal Decision – Date:	Appeal withdrawn - 09 July 2013
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SUMMARY

Appeal withdrawn - 09 July 2013