

**RECENT APPEAL DECISIONS TO THE END OF JULY 2011**

**Application Ref: S09/2675/FULL JST**  
**Planning Inspectorate No: APP/E2530/A/10/2130265/NWF**

Appeal Type: **Written Evidence**

|            |   |
|------------|---|
| Appellant: | Mr M Thurlby, The Crown Hotel                                       |
| Proposal:  | Change of use from dwellinghouse (C3) to use as four hotel bedrooms |
| Site:      | 6, Barn Hill, Stamford, PE9 2AE                                     |

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| Appeal Decision – Date: | Appeal dismissed - 10 February 2011 |
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**SUMMARY**

In reaching the decision the Inspector concluded that the decision should have regard to the architectural and historic interest of the building, the impact on the character and appearance of the Stamford Conservation Area and the effect on living conditions of neighbouring occupiers in terms of noise and disturbance.

The Inspector stated that there was no evidence to suggest that the proposal would harm the architectural and historic interest of the building or affect the appearance of the Stamford Conservation Area; however, it was concluded that the affect on the character of this area, which has a tranquil residential character, would be harmed if the proposal were to be allowed.

The Inspector also acknowledged that the activities arising from the annex use would increase the noise and disturbance to occupiers of neighbouring dwellings thereby having a detrimental impact on their living conditions.

The issue of precedence was raised; however, the Inspector stated that each application should be taken on its own merits and decisions made in light of the policies and other considerations pertaining at that time.

**Application Ref: S10/0253/FULL IVW**  
**Planning Inspectorate No: APP/E2530/A/11/2149199/NWF**

Appeal Type: **Written Evidence**

|            |   |
|------------|---|
| Appellant: | Mr J Thorold  |
| Proposal:  | Formation of access track off Bridge Street           |
| Site:      | Marston Hall, School Lane, Marston, Grantham, NG322HQ |

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| Appeal Decision – Date: | Appeal dismissed - 20 July 2011 |
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**SUMMARY**

To be included at next Committee

**Application Ref: S10/0256/FULL IVW**  
**Planning Inspectorate No: APP/E2530/A/11/2149201/NWF**

Appeal Type: **Written Evidence**

|            |  |
|------------|--|
| Appellant: | Mr J Thorold   |
| Proposal:  | Use of Marston Hall for civil weddings, entertainment receptions, guided tours, conferences and use of adjacent land for event car parking |
| Site:      | Marston Hall, School Lane, Marston, Grantham, NG322HQ  |

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| Appeal Decision – Date: | Appeal dismissed - 20 July 2011 |
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**SUMMARY**

To be included at next Committee

**Application Ref: S10/2177/HSB NB**  
**Planning Inspectorate No: APP/E2530/A/11/2146341**

Appeal Type: **Written Evidence**

|            |  |
|------------|--|
| Appellant: | Richard Pyne   |
| Proposal:  | Erection of 1 1/2 storey extension and front porch to Grade II listed building |
| Site:      | The Barn, Morkery Lane, Castle Bytham, Grantham, NG334SR                       |

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| Appeal Decision – Date: | Appeal dismissed - 12 July 2011 |
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**SUMMARY**

The application was determined under delegated powers and refused on the grounds that the extension would not respect the character of the host Listed Building. In addition, the form of the wider group of barns would be compromised and detract from the original layout which was still reflective of its former agricultural use.

The Planning Inspector agreed with the decision in that the extension would go beyond the rear elevation of the property to the detriment and form of the Listed building. The Inspector did not consider that the proposal would be detrimental to residential amenity.

**Application Ref: S10/2179/LB NB**  
**Planning Inspectorate No: APP/E2530/E/11/2145871/WF**

Appeal Type: **Written Evidence**

|            |   |
|------------|---|
| Appellant: | Richard Pyne  |
| Proposal:  | 1 1/2 storey extension, front porch and internal alterations to listed building |
| Site:      | The Barn, Morkery Lane, Castle Bytham, Grantham, NG334SR                        |

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| Appeal Decision – Date: | Appeal dismissed - 12 July 2011 |
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**SUMMARY**

The application was determined under delegated powers and refused on the grounds that the extension would not respect the character of the host Listed Building. In addition, the form of the wider group of barns would be compromised and detract from the original layout which was still reflective of its former agricultural use.

The Planning Inspector agreed with the decision in that the extension would go beyond the rear elevation of the property to the detriment and form of the Listed building.

**Application Ref: S10/2811/HSH CM**  
**Planning Inspectorate No: APP/E2530/D/11/2153715**

Appeal Type: **Written Evidence**

|            |  |
|------------|--|
| Appellant: | Mr Michael Cooke   |
| Proposal:  | Extensions and alterations to dwelling                       |
| Site:      | The Poplars, 19, Village Street, Gelston, Grantham, NG32 2AE |

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| Appeal Decision – Date: | Appeal allowed - 14 July 2011 |
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**SUMMARY**

The Inspector considered two main issues and found as follows: the increased ridge height, relative to the 2006 permission has not had a material impact on the character and appearance of the street scene; the increase in height is not overbearing on living conditions of occupiers of No. 20 (next door) and has no material adverse visual impact on occupiers of Stoney Oak (opposite).