



Appeal Decision

Site visit made on 26 April 2023

by Matthew Jones BA(hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 May 2023

Appeal Ref: APP/Y1138/Y/22/3299395

Prestons, Road From Birchmans Cross To Brocks Cross, Colebrooke EX17 5DL

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) against a refusal to grant listed building consent.
 - The appeal is made by Irwin and Green against the decision of Mid Devon District Council.
 - The application Ref 21/01702/LBC, dated 24 August 2021, was refused by notice dated 3 December 2021.
 - The works proposed are extension to the rear of the building. Conversion and extension of a shed into an office.
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Decision

1. The appeal is allowed and listed building consent is granted for extension to the rear of the building and conversion and extension of a shed into an office at Prestons, Road From Birchmans Cross To Brocks Cross, Colebrooke EX17 5DL in accordance with the terms of the application Ref 21/01702/LBC, dated 24 August 2021, and the plans submitted therewith, subject to the conditions in the attached schedule.

Procedural Matter

2. The dwelling Prestons forms the Grade II listed building 'Preston Cottage'. The elevational drawings submitted with the appeal show the proposed rear extension to Preston Cottage with a dual pitched roof reaching back through its outshut and terminating under the thatch against the main part of the house. Conversely, the roof plan and first floor plan show the pitched roof terminating at the outer back wall of the outshut. However, the Schedule of Works submitted with the appeal correlates with the proposed works as set out on the elevational drawings. I therefore made my assessment on that basis.

Main Issue

3. The main issue is the effect of the works on the special architectural and historic interest of Preston Cottage.

Reasons

4. The list description for Preston Cottage identifies it as a formerly small farmhouse of circa 18th Century origin. At its centre the dwelling is small, simple and largely built of cob, rubble, wood and thatch. It clearly draws much significance from the historic fabric and plan form of this modest historic core.
5. However, the heritage evidence which underpins the appeal highlights that Preston Cottage has undergone a deceptively complex history of incremental expansion and change over its time. Indeed, what may appear to the passer-by

as the original range of the building is actually three discrete phases, combined with a fair degree of later renovation. Survey maps suggests the cottage may have had two earlier rear outshuts possibly as large as the modern iteration. Right behind the house were previously two outbuildings of fair size. It is also evident that Preston Cottage was at one time physically connected to farm buildings to the east and was thus once part of a larger, multifaceted building.

6. Given such, I am not of the opinion that Preston Cottage is in a significant way defined by a sense of 'smallness' nor that it has necessarily been extended to capacity. Rather, the building derives some significance from the way it has adapted over time to respond to the demands of its role as a farmhouse.
7. Within this context the works are a logical and suitably deferential enlargement of the property consistent with its history of change. This is particularly so, given that the works are motivated by a desire to provide dedicated working and living space in support of the management of an area of smallholding historically associated with Preston Cottage. The extension to the outbuilding would be subservient in its scale and its finish materials would take adequate reference from the utilitarian language of the attached farm buildings.
8. Consequently, the special architectural and historic interest of Preston Cottage would be preserved. The works would accord with Policy DM25 of the Mid Devon Local Plan Review 2013-2033 (adopted 2020) and the National Planning Policy Framework insofar as they seek to protect the historic environment.

Conditions

9. Aside from the standard time condition, a condition requiring adherence to the plans which accompany the appeal is not necessary in respect of an appeal made for listed building consent. Similarly, as the matter of protected species falls beyond the listed building consent regime, I do not have the power to impose a condition relating to such pursuant to S17 of the Act. That said, in order to secure the detailed finishes of the works, and given the lack of clarity as to the final roof form, I do agree with the Council that a condition is needed in order for details of such finishes and the final roof form to be agreed.

Conclusion

10. For the reasons outlined above, and taking all other matters raised into account, I shall allow the appeal.

Matthew Jones
INSPECTOR

Schedule of Conditions

- 1) The works authorised by this consent shall begin not later than three years from the date of this consent.
- 2) Details of the following shall be submitted to and approved in writing by the Local Planning Authority prior to works starting in relation to each element of the proposal respectively:
 - a) Details of the design, colour, materials, and finish, including the provision of samples where appropriate, to be used for all new doors and windows. This will include detailed drawings including sections of at least 1:5.
 - b) Details of the materials, colour and external finish, including the provision of samples where appropriate, to be used for the external materials including wall cladding and roofing materials.
 - c) Design details of all roof eaves, verges, ridges and abutments and all new cast metal guttering, down pipes, other rainwater goods, and external plumbing, including detailed drawings at a scale of 1:5.