
Appeal Decision

Site visit made on 30 June 2014

by John Braithwaite BSc(Arch) BArch(Hons) RIBA MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 21 July 2014

Appeal Ref: APP/T2350/E/14/2213092

Wolfen Hall, Chipping, Preston PR3 2NZ

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
 - The appeal is made by Mr and Mrs L Morris against the decision of Ribble Valley Borough Council.
 - The application Ref 3/2013/0578, dated 7 June 2013, was refused by notice dated 9 August 2013.
 - The works proposed are a new porch to front elevation.
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Decision

1. The appeal is allowed and listed building consent is granted for a new porch to front elevation at Wolfen Hall, Chipping, Preston in accordance with the terms of the application Ref 3/2013/0578, dated 7 June 2013, subject to the following conditions:

1. The works hereby authorised shall begin not later than 3 years from the date of this consent.
2. No works shall take place until details and/or samples of the materials to be used in the construction of the external surfaces and windows of the porch hereby consented have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details.

Reasons

2. The main issue is the effect of the proposed porch on the character and significance of Wolfen Hall, a Grade II listed building. Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard be paid to the desirability of preserving the listed building or any special features of architectural and historic interest that it possesses.

3. Wolfen Hall is a two-storey detached house that probably originated in the 16th century, was altered in 1867-8, and was extended in the 19th century. The front elevation of the original house has two bays each with ground and first floor windows. Between the bays is a door with plain reveals. To the right of the original house is a two storey gabled extension and further to the right is a single storey gabled extension. The form and fenestration of the original and extended house is not symmetrical and the building has a plain vernacular character.

4. The front elevation of the two storey extension, which is set back slightly from the front elevation of the original house, has a door close to the junction

between the two elements. The proposed porch would be to this door. It would be 3 metres wide, 3.5 metres deep and 3.6 metres high to the ridge of its gable roof. It would have an open doorway in its front elevation and a small window in each side elevation. The left hand side wall of the porch would abut the front elevation of the original house.

5. Evidence indicates that a similar porch existed in the same position for a significant period during the 19th century. This is part of the interesting history of the house but does not, in itself, justify allowing the appeal. However, as the Council accepts, "Most historic buildings show evolution and adaptation and this is part of their special historic and architectural interest".

6. The proposed porch would be a substantial addition to the house but it would not harm the significance of the listed building and would add to its character rather than detract from it. The rubble stone walls and slate roof of the porch would match the materials of the house, and its gable form is sympathetic to that of the house. The current and original form of the house would remain clearly apparent and there would be no loss of historic fabric.

7. The door in the original part of the house is clearly the main door and, in this regard, the porch would be to a secondary door and would elevate its significance. But this reflects the evolving internal layout of the house and is not a significant factor. The significant depth of the proposed porch is appropriate and reflects the plan proportions of the three elements of the house. The plain character of the house would be enhanced by the proposed addition.

8. As the 19th century porch reflected the use and adaptation of the house during part of its history so would the proposed porch in the 21st century. The proposed addition to Wolfen Hall would not adversely affect, and would thus preserve, the character and significance of the listed building. The proposed works do not thus conflict with local and national policy that seeks to protect listed buildings from harmful alteration.

9. The Council has suggested two conditions both of which relate to the types and finishes of materials to be used in the construction of the porch. These have been subsumed into one condition which has been imposed in addition to the standard time limit condition.

10. The proposed porch would not harm the character and significance of the listed building. The appeal is therefore allowed and listed building consent has been granted for a new porch to front elevation at Wolfen Hall, Chipping, Preston.

John Braithwaite

Inspector