

Appeal Decisions

Site visit made on 29 October 2019

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

Decision date: 25th November 2019

Appeal Ref: APP/T2350/W/18/3214150

Great Mitton Hall, Mitton Road, Mitton, Clitheroe BB7 9PQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr K Kay against the decision of Ribble Valley Borough Council.
 - The application Ref 3/2018/0474, dated 23 May 2018, was refused by notice dated 26 July 2018.
 - The development proposed is the erection of a single storey extension to the south of an existing modern extension to Great Mitton Hall, the reconfiguration of the existing patio and railings, the removal of the pointed arch doorway to the southern wall of the modern extension and its replacement with a window, and the re-painting of the existing rendered gable to the Hall.
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Appeal Ref: APP/T2350/Y/18/3214151

Great Mitton Hall, Mitton Road, Mitton, Clitheroe BB7 9PQ

- 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 K Kay against the decision of Ribble Valley Borough Council.
 - The application Ref 3/2018/0468, dated 23 May 2018, was refused by notice dated 26 July 2018.
 - The works proposed are the erection of a single storey extension to the south of an existing modern extension to Great Mitton Hall, the reconfiguration of the existing patio and railings, the removal of the pointed arch doorway to the southern wall of the modern extension and its replacement with a window, and the re-painting of the existing rendered gable to the Hall.
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Decisions

Appeal Ref: APP/T2350/W/18/3214150

1. The appeal is dismissed in so far as it relates to the erection of a single storey extension to the south of an existing modern extension to Great Mitton Hall and to the re-painting of the existing rendered gable to the Hall. The appeal is allowed in so far as it relates to the reconfiguration of the existing patio and railings and the removal of the pointed arch doorway to the southern wall of the modern extension and its replacement with a window.

2. Planning permission is granted for the reconfiguration of the existing patio and railings and the removal of the pointed arch doorway to the southern wall of the modern extension and its replacement with a window at Great Mitton Hall, Mitton Road, Mitton, Clitheroe in accordance with the terms of the application, Ref 3/2018/0474, dated 23 May 2018, and the plans submitted with it, subject to the

condition that the development hereby permitted shall begin not later than three years from the date of this decision.

Appeal Ref: APP/T2350/Y/18/3214151

3. The appeal is dismissed in so far as it relates to the erection of a single storey extension to the south of an existing modern extension to Great Mitton Hall and to the re-painting of the existing rendered gable to the Hall. The appeal is allowed in so far as it relates to the reconfiguration of the existing patio and railings and the removal of the pointed arch doorway to the southern wall of the modern extension and its replacement with a window.

4. Listed building consent is granted for the reconfiguration of the existing patio and railings and the removal of the pointed arch doorway to the southern wall of the modern extension and its replacement with a window at Great Mitton Hall, Mitton Road, Mitton, Clitheroe in accordance with the terms of the application, Ref 3/2018/0468, dated 23 May 2018, and the plans submitted with it, subject to the condition that the works hereby authorised shall begin not later than three years from the date of this decision.

Reasons

5. The main issue is the effect of the proposed works on the architectural and historic interest and significance of Great Mitton Hall, a Grade II listed building.

6. Great Mitton Hall originated in the early 17th century. It is constructed in rubble stone under a steep slate roof. Original windows are mullioned and the south-east gable end is buttressed and rendered. This gable has mullioned windows at all four floor levels; a four light window at basement level, a fourteen light window at ground floor level, a seven light window at first floor level, and a five light window at attic level. At the east corner of the building, adjoining the south-east gable, is a turret with gable roof. The listed building has many other historic features and, to the owner's credit, is well preserved and maintained.

7. Attached to the south-west elevation of the listed building, and set back only slightly from the south-east gable, is a modern single storey extension that is about 7 metres wide and 13 metres long. It has a stone gable but is otherwise rendered under a slate roof. To the left of the south-east elevation of the extension is an arched doorway with chamfered surround. Otherwise the windows in the extension have plain casements. Adjoining the extension, on its south-east side, is a paved terrace with curved railings.

8. The principal element of the proposed works is the erection of a new extension to the extension. It would be about 4.3 metres wide and 2 metres deep, and would be slightly left of centre on the south-east elevation of the existing extension. Other works include the replacement of the arched doorway with a window to match others, reconfiguration of the terrace and railings, and the repainting of the south-east rendered gable end of the original building.

9. The existing extension to the listed building has, at the very best, a neutral effect on the architectural and historic interest of the listed building. Despite its position relative to the distinctive south-east gable of the listed building, it is a simple, restrained, relatively unadorned, structure that doesn't compete with the form and historic detailing of the gable. The principal adornment of the extension is the arched doorway, which, alongside plain casement windows, is incongruous and draws attention away from the gable of the listed building. The replacement of

the doorway with a matching window, in this regard, would be a positive alteration that would benefit the architectural and historic interest of the listed building.

10. The existing extension has a roof pitch significantly lower than that of the listed building; about 24 degrees compared to about 42 degrees. The proposed new extension would have a lean-to roof that would have an even lower roof pitch of about 14 degrees. It would be, consequently, inappropriate and incongruous in form. Furthermore, the extension would be forward of the gable of the listed building and would draw attention to the existing extension and away from the historic gable and its distinguishing fenestration. The new extension would detract from, and would harm, the architectural and historic interest of Great Mitton Hall.

11. The current railings are over-elaborate and replacing them with straight railings would, as is indicated in the Heritage Statement that accompanied the applications, simplify this feature of the immediate surroundings of the listed building. The Statement, with regard to the re-painting of the existing rendered gable to the Hall, states that "By toning down the stark white gable to a stone colour, the Hall will be tonally balanced with the adjacent Church". But white is the traditional colour for painted render and the gable does not need to be 'tonally balanced' with the Church. In this regard there is no justification for the re-painting of the south-east gable end of the Hall.

12. The erection of a single storey extension to the south of the existing modern extension and the re-painting of the existing rendered gable would adversely affect, and would harm, the architectural and historic interest and significance of Great Mitton Hall. These elements of the proposed works conflict with policy DME4 of the Ribble Valley Core Strategy (RVCS). The reconfiguration of the existing patio and railings and the removal of the pointed arch doorway to the southern wall of the modern extension would not harm the architectural and historic interest and significance of Great Mitton Hall. These elements of the proposed works do not conflict with RVCS policy DME4.

13. Paragraph 196 of the National Planning Policy Framework states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset the harm should be weighed against the public benefits of the proposal. The harm that would be caused to the listed building by the new extension and the re-painting of the gable would be less than substantial but there are no public benefits to be weighed against the harm caused.

Other matters

14. The dwelling is situated close to the Church of All Hallows, a Grade I listed building, and a cross and a sundial within the churchyard are Grade II listed buildings. The new extension would draw attention to the existing extension and therefore away from appreciation of the group of listed buildings, particularly in views from Mitton Bridge which crosses the River Ribble to the south. However, the harm that would be caused would be negligible. The other elements of the proposed works would not harm the setting of the group of listed buildings.

Conditions

15. The Council has suggested conditions that would require the implementation of an approved programme of archaeological investigation, the carrying out of a bat survey and the prior approval of materials. The last two suggested conditions relate to the proposed new extension and are therefore unnecessary. The first

suggested condition could relate to the proposed works to the patio and railings but these works are not likely to require deep digging or the disturbance of ground not previously disturbed. This condition is also not therefore necessary. The only condition necessary, in both cases, is the standard time limit condition.

Conclusion

16. The erection of a single storey extension to the south of the existing modern extension and the re-painting of the existing rendered gable would adversely affect, and would harm, the architectural and historic interest and significance of Great Mitton Hall. For these works the appeals have been dismissed. The reconfiguration of the existing patio and railings and the removal of the pointed arch doorway to the southern wall of the modern extension would not harm the architectural and historic interest and significance of Great Mitton Hall. For these works the appeals have been allowed.

John Braithwaite

Inspector