

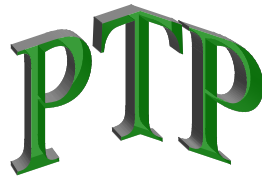
TOWN & COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

**APPEAL AGAINST THE DECISION OF HAVANT BOROUGH COUNCIL TO
REFUSE A GRANT OF PLANNING PERMISSION FOR THE VARIATION OF
CONDITIONS 3 AND 4 OF PLANNING PERMISSION APP/16/00140 TO
SUBDIVISION OF GROUND FLOOR SOUTH WINDOWS, PLASTIC WINDOWS
AT FIRST AND SECOND FLOOR ON SOUTH ELEVATION AND ALTERATION
TO DISTRIBUTION OF CLADDING ON NORTH ELEVATION
AT THE RICHARD COBDEN PUBLIC HOUSE, 74-76 WEST STREET,
HAVANT, HAMPSHIRE, PO9 1LN**

LOCAL PLANNING AUTHORITY REF: APP/16/00493

Written Representations of Mr Wayne Harris



**Pickup Town Planning
57 Sea View Road
PORTSMOUTH
Hampshire
PO6 1EW**

Tel: 02392 375050

24th November 2016

1.0 Introduction and Background

1.1 Planning permission was granted by Havant Borough Council, as Local Planning Authority (LPA), for the conversion of the former Richard Cobden Public House to form 5 flats on 6th April 2016 (decision notice APP/16/00140 attached as **Appendix I**). The grant of permission was the subject of several conditions. Condition No.3 required: -

“All works of external repair, restoration and replacement shall faithfully match the original features and materials, unless otherwise agreed with the Local Planning Authority in writing. The tiles for the rear north elevation shall be David Cover & Sons Ltd - Heritage Edwardian and render to be Sandtex Umber Stone.”

1.2 Condition No.4 stated: -

“The windows at ground floor level within the front elevation of the building shall be retained unless otherwise agreed in writing with the Local Planning Authority.”

1.3 The approved scheme (APP/16/00140) allowed for the “repair, restoration and replacement” of the severely dilapidated first and second floor, south elevation, timber windows. When undertaking the refurbishment the appellant found that the first and second floor windows were beyond reasonable repair. The appellant established that it would be possible to replace the first floor sliding sash windows with UPVC alternatives which were of the same method of opening and proportions as the original sliding sash windows. Given the need to make the building weather tight the appellant took the decision to replace the first and second floor windows with the UPVC windows now installed.

1.4 It was the appellants view that not only did the first floor windows look identical to the original timber windows, he considered they would bring significant additional benefits to the buildings future occupiers (i.e. in terms of insulation and energy savings). As such, the first and second floor windows were replaced with white UPVC alternatives. The appeal application also sought permission for changes to the detailing of the proposed ground floor frontage fenestration.

1.5 The appellant submitted planning application APP/16/00493 (the application now the subject of this appeal) to vary conditions 3 and 4 of APP/16/00140 to allow for the retention of the first and second floor windows and also change the design of the ground floor, south facing, windows. This application was refused by the LPA on 12th July 2016 for the following reason: -

“The existing windows, including design, detailing, materials and opening mechanisms, make a positive contribution to the character and appearance of the Black Dog conservation area. The proposed subdivision of the ground floor windows and the replacement of first and second floor windows with plastic windows would fail to preserve or enhance the conservation area and would therefore be contrary to the duty of the Local Planning Authority as set out in section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It is also contrary to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.”

1.6 Following the refusal of the appeal application another application was submitted to the LPA to vary conditions 2 and 4 attached to the original 'parent' permission APP/16/00140. This application (LPA Ref: APP/16/00849) sought "Variation of Conditions 2 and 4 of Planning Permission APP/16/00140 relating to subdivision of ground floor south windows for fire escape purposes and alteration to distribution of cladding on north elevation." This application was granted planning permission by the LPA on 10th October 2016.

1.7 As such, given that the revised detailing of the fenestration to the ground floor front (south) elevation has been approved under APP/16/00849, this appeal relates only to the proposed changes to the first and second floor windows of the buildings south elevation.

1.8 The appellant is conscious that the appeal site falls within a conservation area and that any changes to the existing building should preserve or enhance the character and appearance of the conservation area. It is argued that, prior to its conversion, the former public house was in a state of disrepair and dereliction. The building had suffered from a lack of investment in recent years and was an eyesore that caused 'harm' to the character of the Black Dog Conservation Area. The appellant contends that the conversion of the building has been undertaken in an entirely sympathetic manner and has enhanced the visual and historic setting of the conservation area.

1.9 Section 38(6) of the Planning and Compulsory Purchase Act, 2004 states *"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."* It is considered by the appellant that the proposed development is compliant with policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012. It is the contention of the appellant that the appeal proposal would not cause demonstrable harm to interests of acknowledged importance.

2.0 The Appeal Site and Its Surroundings

2.1 The appeal site comprises the former Richard Cobden Public House which is located on the north side of West Street within the defined Havant Town Centre. The former public house is an unlisted building located within the Black Dog Conservation Area.

2.2 The building, which was originally constructed as two dwellinghouses before being combined to form a public house, is currently in the final stages of conversion to form 5 flats. The buildings front façade consists of white painted rendered brickwork that is complemented with grey painted quoining. The front elevation also retains much of the pub's former detailing at ground floor (i.e. plinth, pilasters, fascia and console including some of the original timber windows). The first and second floor windows are UPVC replacements which are the subject of this appeal.

2.3 The rear elevation of the appeal building is finished with elevations comprising painted render at ground floor and vertical tile hanging above. The replacement windows are white UPVC.

the southern half of a pair of two storey, semi-detached houses located within Manor Close, Havant. Manor Close is a residential enclave constructed in the Arts and Crafts style during the 1930s. The Close is positioned to the north-east of Havant's town centre and is within the St Faiths Conservation Area.



Above: Aerial Photograph Indicating Site Location within Havant

2.4 The appeal site is located in a highly sustainable location being a 10 minute walk of both the bus and railway stations. The site is on the western edge of the town centre situated amongst a mix of residential and commercial uses. To the east of the site is a now empty, former furnishing shop, beyond which are a tea room, Class A2 use and dental surgery. Further east, across Park Road South is the main pedestrianised part of the Havant Town Centre. Immediately opposite the site is Brockhampton Lane, to the east of which are a row of flat roofed 1960/70s commercial uses. To the west of the site the vast majority of buildings are in use as dwellings.

2.5 The appeal property is an unlisted building within the Black Dog Conservation Area. The conservation area covers the north side of West Street (Nos.64 to 92) and the former Black Dog Public House on the south side of west Street.

3.0 The Appeal Proposal

3.1 As has been explained planning permission was granted on 6th April 2016 for the conversion of the former Richard Cobden Public House to form 5 flats on (LPA Ref: APP/16/00140). This application was permitted subject to conditions 3 and 4 which required: -

- “3. All works of external repair, restoration and replacement shall faithfully match the original features and materials, unless otherwise

agreed with the Local Planning Authority in writing. The tiles for the rear north elevation shall be David Cover & Sons Ltd - Heritage Edwardian and render to be Sandtex Umber Stone...

4. The windows at ground floor level within the front elevation of the building shall be retained unless otherwise agreed in writing with the Local Planning Authority."

3.2 The appeal application sought to vary these conditions to allow for the replacement of the original timber windows, which were beyond reasonable repair, with UPVC alternatives. This application also proposed the replacement of the ground floor windows with alternative fenestration. This application was refused as per the reason provided at paragraph 1.5.

3.3 Following the refusal of the application another variation of condition application (LPA Ref: APP/16/00849) was submitted which sought permission to subdivide the ground floor south windows for fire escape purposes together with revisions to the cladding proposed on the buildings north elevation. This application was granted planning permission by the LPA on 10th October 2016. Consequently, planning permission has been approved for all of the alterations to the appeal building other than the replacement of the first and second floor windows in its south elevation.



Above: South Elevation of the Cobden Arms Prior to Conversion

3.4 The photograph above shows the front elevation of the Cobden Arms prior to its conversion to 5 flats. The photograph over page shows the nearly completed conversion.

3.5 As such this appeal seeks to retain the first and second floor windows inserted into the newly refurbished and converted property.



Above: South Elevation of the Cobden Arms After to Conversion



Above: Close Up Photograph of Replacement UPVC Sliding Sash Windows (Exterior and Interior)

3.6 The three projecting bay windows installed at first floor level are sliding sashes. Prior to their construction the window manufacturers visited the site and made a template of the original windows to ensure that the new UPVC replacements matched, exactly, the dimensions and proportions of the original timber windows. The bay windows are finished with a 'wood grain' effect exterior (rather than a smooth finish) together with timber cills and mouldings to the external corner jambs (see photos over page). Internally, the windows are manufactured with traditional fastenings and latches. The bay window roofs and

cills are constructed with lead flashing – as would those of a timber sliding sash bay window.



3.7 The windows inserted into the second floor roof dormers are white, side opening UPVC casement units. Two of the windows that were replaced were, themselves, non-original timber replacements (see photo below).



3.8 The one remaining sliding sash window was rotten and incapable of refurbishment (see image below). All three dormer windows had been neglected over time and were dilapidated – being reroofed with bitumen felt. Consequently, to achieve a uniform and energy efficient development the appellant replaced all 3 windows with those currently installed.



3.9 The photographs below shows the windows in a streetscene view from the west. The dormer windows have been constructed with lead facings and all in one, lead coloured, moulded fibre glass roofs.





4.0 Relevant Planning History

4.1 The following planning history is considered to be relevant to this appeal.

APP/12/00377

Change of use from A4 (Public House) to Sui Generis (House of Multiple Occupation), and including part demolition and reconstruction of rear extensions, and reconstruction of rear wall and creation of separate cycle store.

Refused 9th October 2012

Appeal Allowed 4th June 2013

APP/15/00363

Conversion of existing Public House to create 5 No flats incorporating removal of existing rear extensions and construction of single and three storey rear extension with associated bin and cycle areas. (approved 14.07.15).

Permission 14th July 2015

(Request to Discharge Condition No.s 3 (materials) and 5 (archaeological watching brief) attached to this permission granted 22nd January 2016.)

APP/16/00140

Revisions to approved application APP/15/00363: Conversion of existing Public House to create 5 No. flats.

Permission 6th April 2016 (Decision Notice attached as **Appendix I**)

4.2 In relation to alterations to the buildings facades approved under APP/16/00140) it appears that the LPA has only approved a rear elevation for this grant of planning permission. Additionally, it is of note that conditions 3 and 4 do not state that the approved details “shall be retained thereafter” or words to that effect.

APP/16/00493

Application now the subject of this appeal.

APP/16/00849

Variation of Conditions 2 and 4 of Planning Permission APP/16/00140 relating to subdivision of ground floor south windows for fire escape purposes and alteration to distribution of cladding on north elevation.

Permitted 10th October 2016

Proposed front (south) elevation attached as **Appendix II**.

5.0 Planning Policy Considerations

National Planning Policy

5.1 The National Planning Policy Framework (NPPF) was published by the Government on 27th March 2012. The NPPF cancels and replaces all earlier Planning Policy Guidance Notes and Statements.

5.2 Paragraph 13 of the Framework sets out the presumption in favour of sustainable development. The Government states that *‘At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking....’* The document promotes planning principles which include making effective use of land, promoting mixed use developments that create more vibrant places, and encouraging multiple benefits from the use of land in urban and rural areas. Furthermore, the document requires Local Planning Authorities to approach development management decisions positively (i.e. to look for solutions rather than problems so that applications can be approved wherever it is practical to do so).

5.3 The NPPF states (at para.7) that there are *‘... three dimensions to sustainable development: economic, social and environmental.’* The social dimension of sustainable development is described in the NPPF as *‘supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being’.*

5.4 Amongst the Core Planning Principles described at paragraph 17 the NPPF states that planning should *‘.....conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations...’*

5.5 With regards to design the NPPF states at par. 57 *‘...It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings...’* In respect of architectural design the statement comments (para. 60) that *‘...Planning policies and decisions should not*

attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles...'

5.6 Paragraph 61 refers to the connection between people and places. It states *'Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment....'*

5.7 Paragraph 134 advises on the assessment of development that is considered to cause 'less than substantial harm' to a heritage asset. It is stated that *'...Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use....'*

5.8 Paragraph 196 of the Framework confirms that the NPPF is a material consideration in planning decisions. Paragraph 197 states, furthermore, that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

Havant Borough Local Development Framework

5.9 The Havant Borough Core Strategy was formerly adopted on 1st March 2011. It is the principal document in the council's Local Development Framework and sets out the spatial planning strategy for the area up to 2026.

5.10 Two policies were quoted in the decision notice: CS11 "Protecting and Enhancing the Special Environment and Heritage of Havant Borough" and CS16 "High Quality Design"

5.11 Policy CS11 seeks to protect and, where appropriate, enhance the borough's statutory and non-statutory heritage designations by managing development appropriately in or adjacent to conservation areas, listed buildings. Policy CS16 relates to design. This is copied in full below: -

"Policy CS16 High Quality Design

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

1. *Responds to, draws inspiration from and respects local context and:*
 - a. *Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;*
 - b. *Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;*
 - c. *Uses the characteristics of the locality to help inform the design of the new development including heights, massing,*

- existing buildings lines, plot widths and depths, materials and proportions of windows and doors;*
- d. Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and*
 - e. The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.*
- 2. Produces a positive relationship between buildings, street and spaces both existing and proposed, where:

 - a. The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;*
 - b. New streets are not dominated by vehicular traffic;*
 - c. The layout of the development is legible, meaning it is easy to orientate oneself and move through.**
 - 3. Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.*
 - 4. Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blind design to minimise social exclusion and promote social integration.*
 - 5. Maximises opportunities for mixed use developments, particularly in town and district centres; and encourage higher densities (50+ dwellings per hectare) where appropriate.*
 - 6. Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.*
 - 7. Adapts to the changing needs of the users and the changing climate over the lifespan of the building.”*

6.0 Planning Considerations

6.1 The appeal application sought a grant of planning permission for the variation of Conditions 3 and 4 of APP/16/00140, to retain the windows inserted into the buildings front (south) elevation at first and second floor. This was refused for the following reason: -

“The existing windows, including design, detailing, materials and opening mechanisms, make a positive contribution to the character and appearance

of the Black Dog conservation area. The proposed subdivision of the ground floor windows and the replacement of first and second floor windows with plastic windows would fail to preserve or enhance the conservation area and would therefore be contrary to the duty of the Local Planning Authority as set out in section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It is also contrary to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.”

6.2 As has been stated a subsequent application was submitted to the LPA which was permitted on 10th October 2016 (APP/16/00849). This application sought to vary conditions 2 and 4 attached to APP/16/00849 which related to the detailing of the ground floor, front (south), elevation and cladding on the buildings rear (north) elevation. The works to the ground floor, south, façade have now been completed in compliance with this application. Consequently, this appeal relates only to the windows inserted into the buildings first and second floor, south elevation.

6.3 In its refusal of the appeal application the LPA states that “The existing windows, including design, detailing, materials and opening mechanisms, make a positive contribution to the character and appearance of the Black Dog conservation area.” The appellant contends that “the existing windows” referred to by the LPA were in an extremely dilapidated state and were beyond repair. The possible refurbishment of the windows was considered by the appellant but, given their poor condition (i.e. together with the whole of the bay window and dormer structures) a decision was made to replace them.

Projecting First Floor Bay Windows

6.4 The appellant is conscious of the fact that the projecting first floor bay windows are a prominent feature within the streetscene. However, he was also aware of (i) the long term maintenance issues associated with softwood timber windows (i.e. need for painting and tendency to expand and ‘stick’) and; (ii) the fact that such windows were not particularly energy efficient. The appellant was of the view that appropriate high quality UPVC windows, which looked identical to the corresponding timber windows (including a wood grain finish and timber mouldings), would be likely to be acceptable. In an effort to replicate the appearance of traditional sliding sash timber windows the appellant appointed specialist window designers who visited the site and made stencilled copies of the existing bay window openings. The replacement sliding sash UPVC windows were installed during August 2016.

Second Floor Dormer Windows

6.5 The appellant had no other option than to replace the second floor dormer windows in their entirety. When inspected it was found that the dormer window substructure was decayed and unusable. It was also apparent that the roofs of the dormers had been the subject of temporary ‘make do’ repairs (i.e. bitumen felt roofs as shown in the photograph at the top of page 7) which had consequently failed. Of the timber windows only one of the original sliding sashes remained (the western most). This was falling apart and was beyond repair. The other two dormers were fitted with replacement timber windows which did not replicate the style or method of opening of what would have been the original windows.

6.6 The appellant was mindful that the site was located within a conservation area and that the appearance of the dormer windows should reflect the character and appearance of the surrounding environment. As such, the dormer structures were finished with traditional lead cheeks and faces and beneath specially moulded, lead coloured fibre glass roofs. The windows themselves are high quality white UPVC casements. The appellant considers that the dormers are less visually prominent within the streetscene (than the first floor bays) being at second floor level and set well back within the roof slope. Whilst the appellant accepts that the replacement dormers are not fitted with timber sliding sash windows he considers their overall appearance enhances the character and appearance of both the building itself, and the conservation area.

6.7 In its decision the LPA alleges that “The existing windows, including design, detailing, materials and opening mechanisms, make a positive contribution to the character and appearance of the Black Dog conservation area.” The appellant argues that this does not represent an objective assessment of the condition of the pre-existing building. It is fair to say that the former public house had become almost derelict and was an eyesore within the conservation area. The poor appearance of the dilapidated windows had a negative impact upon the character and appearance of the conservation area. The photographs provided on pages 4-7 of this statement show the very poor state that all of these windows were in; the timber was rotten; the paint was flaking.

6.8 As a rule new development within a conservation area should “preserve or enhance the character and appearance” of the conservation area. The appellant contends most strongly that the conversion of the former public house to form 5 flats has had a positive impact upon the character and appearance of the area. He argues that the detailing of the replacement windows, in particular, reflects and respects the historic character of the original building and that these changes have had beneficial impact upon the Black Dog conservation area. As such, the appellant is of the firmly held view that the windows installed at first and second floor level, within the buildings south elevation, are compliant with policies CS 11 and CS 16 of the Core Strategy.

6.9 The Inspector will be aware that paragraph 134 of the NPPF states ‘...Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use...’ Whilst the appellant is of the view that the development he has carried out actually ‘enhances’ the character and appearance of the conservation area (which is a heritage asset) it is apparent that the LPA considers that the replacement UPVC windows have caused ‘substantial harm’ to the historic environment. The appellant contends that the LPA has not been ‘proportionate’ in its consideration of the windows. Its decision does not recognise, for instance, that the design, appearance and finish of the replacement bay windows makes them almost indistinguishable from timber equivalents. It is only on very close inspection that it is apparent that these are UPVC windows and not timber.

6.10 As such, if the Inspector is of the view that the UPVC windows have caused ‘harm’ to the heritage asset it is argued that the harm is ‘less than substantial’. If this is the case the appellant contends that the windows have had a ‘public benefit’ as they have had a wider ‘positive’ environmental impact upon the character and appearance of the Black Dog conservation area. It is

considered that the vast majority of passers-by would have no idea these bay windows were predominantly UPVC replicas and not timber. The public perception of the building is one of a high quality conversion - with the windows being a constituent part of the development. Certainly, the feedback the appellant has had from the public has been wholly complimentary. No-one he has spoken to (other than the Council's Planning Officers) has criticised the development as having a detrimental effect upon the character and appearance of the conservation area.

The External Appearance of a Building

6.11 The appellant would, at this stage like to raise a technical point. It is apparent that conditions 3 and 4 imposed by the LPA upon APP/16/00140 require, upon the pursuance of the permission granted, the details of the external changes to the building to be "agreed with the Local Planning Authority in writing". However, neither condition states that the agreed and implemented details "shall be retained thereafter". Theoretically, therefore, an occupier of the first or second floor flats could, at some time in the future, replace any 'approved' window with UPVC alternatives - so long as they did not "materially affect" the external appearance of the building.

6.12 Works to the exterior of a building fall within the exemption under Section 55(2) of the Town and Country Planning Act 1990. Section 55 of the 1990 Act states that "development" means "the carrying out of building, engineering, mining or other operations, in, on, over or under land, or the making of any material change in the use of any buildings or other land". Section 55(2) then states that works for the maintenance, improvement or other alteration of any building which do not affect the external appearance of the building shall not constitute "development".

6.13 In *Burroughs Day v Bristol City Council* (1996) it was held that when applying such a test it is the "external appearance" of a building that must be affected and not just the "exterior". The commentary in the *Encyclopaedia of Planning Law* states that the test of "to materially affect" raises issues of a subjective and aesthetic nature. In the case of *Burroughs Day v. Bristol City Council* [1996] 1 P.L.R. 78; [1996] 1 E.G.L.R. 167 the court held that the provision of a lift shaft housing, which involved alteration to the roof and replacement of windows to the front elevation of the listed building did not constitute development. The court held that it was not sufficient merely that works should affect the exterior of the building; the test was that they should materially affect the "external appearance", and this implied that the change must be visible from a number of normal vantage points: visibility from the air, or from a single building, would not be sufficient. The change in external appearance had to be judged for its materiality in relation to the building as a whole and not by reference to a part of the building taken in isolation.

6.14 The appellant is of the view that these conditions are, themselves, defective as they do not prevent the replacement of approved windows at some time in the future with other, possibly UPVC units, that do not "materially affect" the external appearance of the building. It is the appellants opinion that the windows he has installed are almost indistinguishable from the timber equivalents and that it would be difficult to argue that their installation would "materially affect" the external appearance of the building.

7.0 Conclusions

7.1 In conclusion, the appellant asks that the Inspector has due regard to all the material considerations. The windows the subject of this appeal, rather than being prominent and discordant features, represent a carefully thought out design solution which reflects the character and appearance of the host building. It is considered that the windows installed are almost indistinguishable from their timber equivalents and that they have actually had a positive effect upon the character and appearance of the surrounding conservation area.

7.2 The appellant argues that the LPA has not carefully balanced all of the relevant issues and demonstrated that the proposed development would “cause demonstrable harm to interests of acknowledged importance.” As such, it is respectfully requested that the Planning Inspector views the proposal favourably and allows this appeal.

Appendix I

Decision Notice for APP/16/00140

Appendix II

Proposed Front (South) elevation Permitted Under APP/16/00849