SOUTH HOLLAND DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990

Refusal of Listed Building Consent

Reference: H08/0651/93 Received:29-JUL-93 Type:LISTED BUILDING

Name: V E Miller
The Bell Inn
83 High Street
Gosberton
Spalding Lincs

Agent: V E Miller
The Bell Inn
83 High Street
Gosberton
Spalding Lincs

Description: Place 12 shutters to existing windows

Location : The Bell Inn 83 High Street
Gosberton Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN REFUSED for the works for the following reason(s):

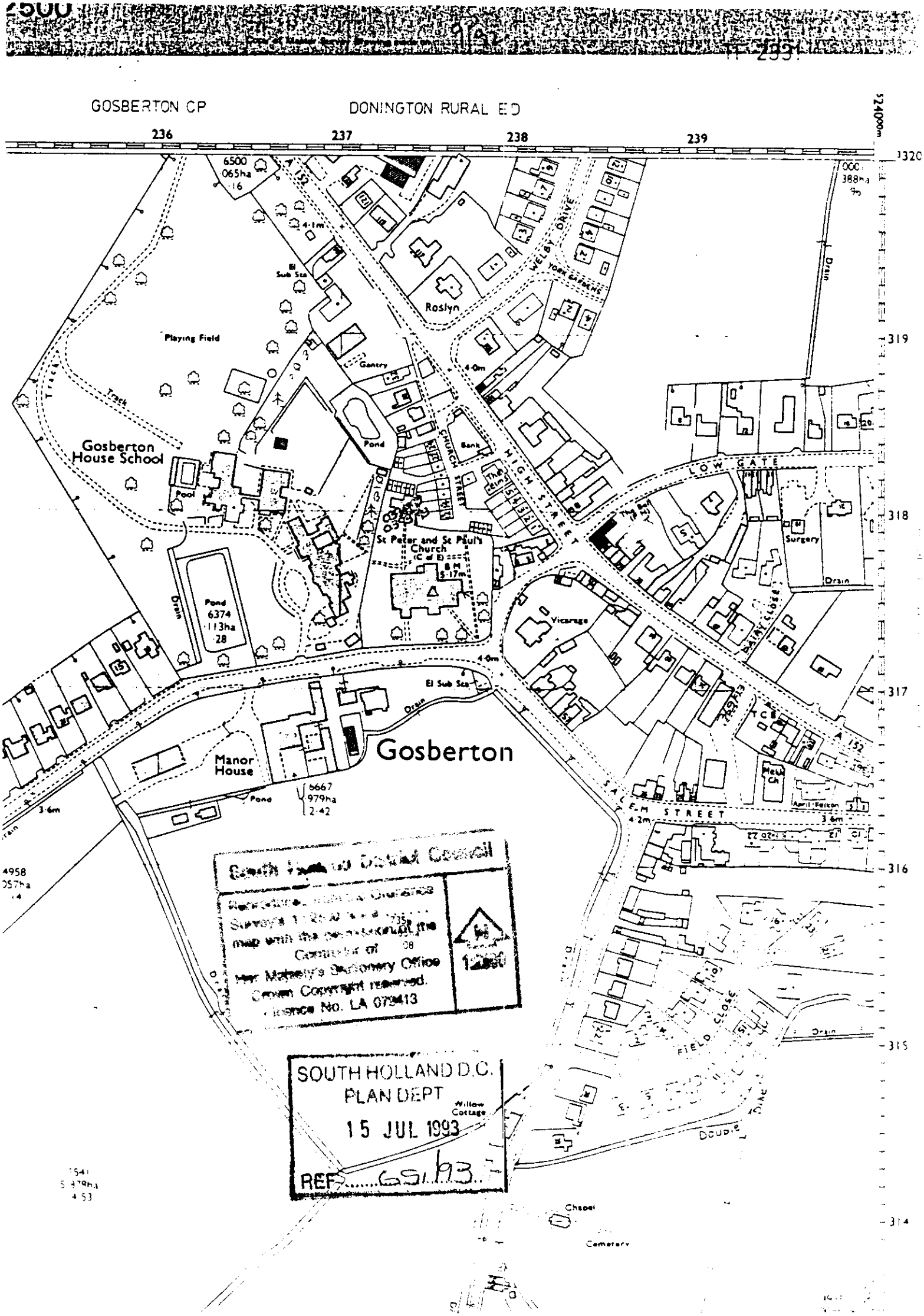
1 In the opinion of the Local Planning Authority, the addition of shutters to front elevation of this Listed Building is historically incorrect and causes serious detriment to the character and appearance of the building. If Listed Building Consent was granted, it would set a precedent for further applications on Listed Buildings which would result in the character of these buildings and their historic value being undermined.

Director of Planning and Building Control Services
21-SEP-93 H08/0651/93

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)


GOSBERTON CP
DONINGTON RURAL ED
236
237
238
239
Gosberton House School
Playing Field
Track
Pond
Gantry
Roslyn
WELBY DRIVE
YORK GARDENS
CHURCH STREET
HIGH STREET
LOW GATE
St Peter and St Paul's Church
(C of E)
Vicarage
Surgery
SAINT CLOSE
Pond
6374
1·13ha
28
Manor House
Gosberton
6667
979ha
2·42
SALEM STREET
April Falcon
FIELD CLOSE
DOUBLE
Chapel
Cemetery
Drain
Bank
Pool
El Sub Sta
TCB
Meth Ch
6500
065ha
·16
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388ha
9/5
324000m
3320
319
318
317
316
315
314
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SOUTH HOLLAND D.C.
PLAN DEPT
15 JUL 1993
REF 651/93

DL445AW.MD8

The Planning Inspectorate

An Executive Agency in the Department of the Environment and the Welsh Office

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V E Miller Esq
The Bell Inn
83 High Street
Gosberton
Lincolnshire
PE11 4NJ

Your Reference:

Our Reference:
T/APP/A2525/E/93/810364/P8

Date:

S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 FEB 1994

Dear Sir

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990, SECTION 20 AND SCHEDULE 3
APPLICATION NO: H08/0651/93

1. I have been appointed by the Secretary of State for the Environment to determine your appeal. Your appeal is against the decision of the South Holland District Council to refuse an application for listed building consent for the provision of 12 shutters to existing windows on the front elevation of The Bell Inn, 83 High Street, Gosberton, Lincolnshire. I have considered all the written representations made by you and by the Council and also those made by the Parish Council including those made directly to the Council and forwarded to me. I inspected the site on 12 January 1994.

2. The shutters the subject of this appeal are already in place on the front elevation of the public house. I therefore propose to deal with the case on the basis of the retention of the shutters. From what I have seen and read I consider the main issue in your appeal is whether or not the shutters seriously detract from the visual character of the listed building.

3. Gosberton is about 5 miles north of Spalding in the fenland area of Lincolnshire. The village is mainly ribbon development extending along the roads which meet and pass through the village. The appeal site is on a crossroads almost at the centre of the village near to the church and within the conservation area. Most of the buildings are traditional in form with red brick walls and pantile roofs. Further south in High Street an old chapel seems to have been converted to a post office and store and at no. 66 High Street there is a red brick house with wide windows to the sides of which have been fixed narrow white painted shutters. Your public house is smart and well maintained with the brick walls, colourwashed white and the shutters made of sectional wood painted black.

4. The local planning authority have not identified the development plan as being relevant to this appeal but the

100%
RECYCLED PAPER

guidance given in Circular 8/87 regarding development to historic buildings must be so. I therefore propose to determine your appeal on the basis of established planning practice with respect to listed buildings. I am also required to pay regard to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 of the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

5. The matter of embellishment, decoration and design is in general very much subjective. What is an attractive arrangement to some is the exact opposite to others. However, the assessment of design and decorative features becomes more precise when dealing with buildings of a particular age and of even more importance if the buildings are listed for architectural and historic interest. In comparison with the built environment very few buildings are listed as having this special interest. I accept the shutters have not disturbed the structural correctness of the building and that you have put considerable work and effort into the building for its restoration. Nevertheless, the shutters significantly disturb the visual character of the front elevation.

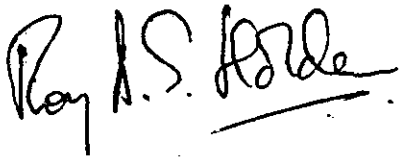
6. Apart from whether or not they are historically correct they constitute a degree of clutter to the elevation which is not usually found in buildings of that period. The photograph you refer to of about 1880 shows the building with boarded shutters to only one ground floor window and these shutters would apparently seal off and protect the whole window. They would be entirely functional as a protective element and of different appearance to the fixed narrow slatted decorative features fixed to the building at present. It is rare in this country to have external shutters on the upper floors and where shutters were functionally required they were provided internally and contained inside shutter boxes when not in use. Except for the photograph already mentioned there is no evidence that external shutters existed to the other windows in the elevation and I am quite satisfied that the imitation shutters now present on the building constitute intrusive features wholly out of character with the building and consequently detrimental to its visual appearance as a listed building.

7. I have taken careful account of all the other matters raised in the representations including support you have received from letters to the press and signatures on a petition as well as your reference to other shutters in the village but those I noticed and mentioned in paragraph 3 do nothing to influence my views on this appeal. I have also considered the provisions of Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 but as a result do not believe that the shutters would preserve or enhance the visual character of the listed building and the conservation area. All the other matters raised in the representations do not in my view outweigh the considerations that have led to my decision.

8. For the reasons given above and in exercise of the powers transferred to me, I hereby dismiss your appeal under Section 20

of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Yours faithfully



R A S HOLDEN Dip Arch RIBA
Inspector