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IWC Refs 24/00023/REF, 24/00024/REF,
24/00025/REF

Your Ref

Contact Appeals Team

Date 18 June 2024

Planning (Listed Buildings and Conservation Areas) Act 1990

Site Address: 37 Melville Street, Ryde, Isle Of Wight, PO33 2AN

Description of development: **24/00126/LBC:**

Listed Building Consent for the retention of works undertaken involving removal of staircase and ground floor walls, removal of lath and plaster ceilings and replacement with plasterboard, removal of picture rail and skirting boards and replacement skirting boards, infilling first floor staircase void, retention of new ground floor laminate over existing floorboards, and new alterations proposed including the installation of internal wooden shutters to ground and first floor windows on front rooms, creation of cupboard enclosure for meters under stairs and removal of infill and fireplace surrounds in two chimney breasts and replacement with Victoria style cast iron fireplaces and creation of two tiled hearths and new partition on the ground floor.

24/00152/HOU:

Retention of external works undertaken involving first floor side extension and new roof, retention of new timber porch/hood and new timber and part glazed entrance door.

24/00153/LBC:

Listed Building Consent for the retention of works undertaken involving first floor side extension and new roof, retention of new timber porch/hood, new timber and part glazed entrance door, retention of new staircase and associated internal works including new opening and door at first floor.

Application References: 24/00126/LBC, 24/00152/HOU, 24/00153/LBC,

Appellant's name: Mrs and Mr Caroline and Allan Bebbington

Appeal References: APP/P2114/Y/24/3344979, APP/P2114/D/24/3344984,
APP/P2114/Y/24/3344987

Appeals Start Date: 13.06.2024

I refer to the above details. Appeals have been made to the Secretary of State against the decisions of The Isle of Wight Council to refuse to grant planning permission and listed building consent. The appeal cases have been linked and will be considered by the Planning Inspectorate simultaneously.

The appeals will be determined on the basis of **hearing**. The procedure to be followed is set out in The Town and Country Planning (Hearings Procedure)(England) Rules 2000, as amended.

We have forwarded all the representations made to us on the applications to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeals.

If you wish to make comments, or modify/withdraw your previous representation, you can do so on the Planning Portal at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to:

Pauline Dun, 3D Temple Quay House, 2 The Square, Bristol, BS1 6PN

All representations must be received by 18.07.2024. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local authority and will be considered by the Inspector when determining the appeal.

The appeal documents are available to view for inspection on the council website or at Council Offices, Seaclose, Fairlee Road, Newport, PO30 2QS (Monday – Thursday 8.30am - 5.00pm, Friday 8.30am – 4.30pm). Please Note attendance at Seaclose Offices is currently by appointment basis only.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from Gov.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>.

This information is available in Braille, large print, tape and community languages from the above offices and Typetalk calls are welcome.



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COUNCIL'S REASONS FOR REFUSAL:

Application Reference 24/00126/LBC (Appeal Reference APP/P2114/Y/24/3344979):

1. The proposed works by reason of the removal of the stairs and partition walls destroying the modular plan form of the building, the raised and laminated floor altering the proportions, volume and appearance of the rooms, the loss of the historic fabric from the removal of the lath and plaster ceilings and alteration to the appearance of the rooms from the replacement with modern plasterboard and skim, would cumulatively harm the cultural and architectural significance of the building and its legibility, thereby diminishing its value and historic integrity. The loss of access to the first floor of the building as a result of the removal of the stairs would also harm the buildings viability as a residential dwelling. The works would fail to preserve the listed building's special interest causing harm to the significance of the designated heritage asset contrary Policy DM11 (Historic and Built Environment) of the Island Plan Core Strategy and fail to take into account the guidance within paragraphs 205 and 208 of the National Planning Policy Framework and fail to reflect the requirements of section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Application Reference 24/00152/HOU (Appeal Reference APP/P211/D/24/3344984):

1. The proposed works by reason of the external appearance of the extension and the porch/canopy and associated use of the extension to enclose the new staircase would harm the external appearance and architectural and historic significance of the building and its legibility, thereby diminishing its value and historic integrity. The works would fail to preserve the character or appearance of the conservation area and would fail to preserve the listed building's special interest causing harm to the significance of the designated heritage assets contrary Policy DM11 (Historic and Built Environment) of the Island Plan Core Strategy and fail to take into account the guidance within paragraphs 205 and 208 of the National Planning Policy Framework and fail to reflect the requirements of section 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Application Reference 24/00153/LBC (Appeal Reference APP/P2114/Y/24/3344987):

1. The proposed works by reason of the external appearance of the extension and the porch/canopy, the provision of the staircase and the loss of the historic fabric from the removal of the wall to create access to the first floor would harm the external appearance and internal plan form affecting the architectural and historic significance of the building and its legibility, thereby diminishing its value and historic integrity. The works would fail to preserve the listed building's special interest causing harm to the significance of the designated heritage asset contrary Policy DM11 (Historic and Built Environment) of the Island Plan Core Strategy and fail to take into account the guidance within paragraphs 205 and 208 of the National Planning Policy Framework and fail to reflect the requirements of section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.