



# **IHBC SOUTH WEST BULLETIN AUTUMN 2021**

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**Alex Marsh  
Editor**

## **1. Heritage News**

### **New Nick Cahill Award**

In memory of Nick Cahill the SW IHBC Branch Committee have voted to give a one off sum to the Nick Cahill award that has been set up for architectural purposes.

The Truro Diocese Advisory Committee and Cornwall Council invited the IHBC SW to make a donation towards establishing an award in Nick Cahill's name.

All donations received would be used to commission an artist or craftsperson to create a fitting 'trophy', understood to be a stained glass window, that will be presented for the 'Best Ecclesiastical Project in Cornwall' at the annual Cornish Buildings Group award ceremony.

The DAC and officers within Cornwall Council's Strategic Historic Environment team, with Mary Cahill, have debated the best way of remembering the major contribution that Nick made to Cornwall's heritage and historic environment and in particular, his passion for its churches and chapels.

Nick was a hugely influential and highly respected member of the heritage community, a scholar and authority, unfailingly generous in sharing his wealth of knowledge and expert opinion, leaving no corner of Cornwall or aspect of our heritage forgotten.

The award would be open to projects involving ecclesiastical buildings and their setting and associations (graveyards, cemetery buildings, Sunday schools) of all faiths and denominations. It will recognise excellence in design and craftsmanship and in keeping with Nick's progressive outlook, the award will consider both exciting interventions and more modest conservation, restoration or modernisation projects.

The award criteria will be deliberately wide-ranging, and we will encourage entries across diverse areas of work including, but not exclusively:

- Historic fabric restoration or conservation involving traditional craftsmanship
- Re-ordering schemes, extensions or additions to buildings
- Environmental improvements including renewable energy and habitat creation
- Accessibility improvements
- Community volunteering, training and skills development in conservation or preservation
- Newly commissioned artwork or installations

## Appeal

The recent Appeal Decision on plans list conditions.



## Appeal Decision

Site Visit not undertaken

**by A Tucker BA (Hons) IHBC**

**an Inspector appointed by the Secretary of State**

**Decision date: 28 June 2021**

**Appeal Ref: APP/F0114/Y/21/3269086**

**Brook Lodge, 199, London Road East, Batheaston, Bath BA1 7NB**

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to vary or discharge conditions of a listed building consent.
- The appeal is made by John Corcoran against the decision of Bath and North East Somerset Council.
- The application Ref 20/04544/VAR, dated 27 November 2020, sought to vary condition No 05 of a listed building consent Ref 20/02625/LBA granted on 29 September 2020.
- The works proposed are internal and external alterations for the erection of a single storey rear extension following demolition of existing attached lean-to structure.
- The condition in dispute is No 05 which states that: The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below.
  - Revised Drawing 29/09/2020 249 05 REV.A PROPOSED JOINERY AND METAL WORK DETAILS
  - Revised Drawing 29/09/2020 249 06 REV.B PROPOSED DETAILS
  - Revised Drawing 29/09/2020 249 03 REV.B EXISTING AND PROPOSED PLANS
  - Revised Drawing 29/09/2020 249 04 REV.B EXISTING AND PROPOSED ELEVATIONS
  - Drawing 23/07/2020 249 02 BLOCK PLAN
  - Drawing 23/07/2020 249 01 LOCATION PLAN
- The reason for the condition is: To define the terms and extent of the permission.

### Decision

1. The appeal is dismissed.

### Procedural Matters

2. The application sought to vary a plans condition of a listed building consent. With reference to Section 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990 there was no mechanism by which the Council could have imposed the original condition. The condition is therefore invalid. As a result, I have no alternative other than to dismiss the appeal on procedural grounds.
3. The Planning Inspectorate initially arranged for the appeal to be determined following a site visit. On finding that the original condition imposed by the Council is invalid, it was no longer considered necessary to visit the site.

### Conclusion

4. For the reasons above, the appeal should be dismissed.

*A Tucker*

INSPECTOR

<https://www.gov.uk/planning-inspectorate>

This recent very brief Appeal Statement has meant that a number of Local Authorities are going to review the standard conditions they put onto Listed Building Consents that require compliance with the approved plans through condition.

While there is a difference of opinions, it appears technically correct as a Listed Building Consent is made up of all the supporting information not only the plans.

Paula Freeland Team Manager – Planning and Conservation Bath and North East Somerset Council emailed to IHBC members her view:

*'Just to let you know, we remain concerned about this decision and the Planning Inspectorate's explanation. We are still of the view that s16(1) contains a broad power to impose conditions and s17 is expressly without prejudice to the generality of section 16(1); and, as previous noted, it would seem appropriate to impose a condition under s16 to specify the approved drawings, especially as breach of listed building control can give rise to criminal liability.*

*With regard to the point 'Plans, on the other hand, are a matter for planning control'. If the inference is that the plan lists should be on the planning permission only, then this would be of concern as not all listed building consents have an accompanying planning permission. This would leave those decisions without clarity on the plans approved.*

*We have written back to the planning inspectorate in this respect.*

*Whilst a plans list could be included with an 'informative' that would then prevent the opportunity to vary the plans list and thereby seek a variation to an application in a case where revisiting the full extent of an application is unnecessary and the proposed change isn't appropriately seen in isolation and hence as a stand-alone listed building application.*

## 2. Buildings and Culture

Hadas Rix, a new member of the SW branch of IHBC has co-authored an Article with Professor Stephen Emmitt (the University of Bath) on the Imitative Material Culture, which has been published online in the Journal of Architectural Conservation (Taylor & Francis Group).

The Article looks to change established attitudes to 'Imitative Material Culture' much maligned by the founders of modern Conservation movement Ruskin and Morris in respect to 'Honesty of Materials.'

Prior to the Conservation Pioneers In the 17th and 18th centuries Imitative Materials were mainstream and recognised for its craft. Good Examples include the use of incised render to suggest Ashlar Stone Work and the use of Coade Stone products.



**Georgian bath rendered façades with ruled false joints to give the appearance of ashlar Source: Image: © Hadas Rix.**



**Mathematical tiles designed to imitate bricks. Source: Photograph courtesy of L. Belbury, 'Wikipedia', 2019,**

Hada Rix explains that 'This paper deals with the conservation of historic imitative crafts as one phenomenon for the first time and addresses the following questions:

- Where, when and why did this culture thrive?
- Why do imitations carry such a bad reputation?
- How should we evaluate the cultural significance of historical imitations?
- What are the guidelines to pick an appropriate conservation policy (preservation versus restoration)?
- How should we resolve the paradox between authentic imitations to the authentic conservation?
- Why did the conservation conventions not address historic imitations conservation, and why could this result in a cultural loss?'

A free link to the paper is attached:

<https://www.tandfonline.com/eprint/FGURMSFWPVWRAMTIRXZN/full?target=10.1080/13556207.2021.1949141>

### 3. Barn Conversions

Redhills South Devon

I have recently come across a couple of good Barn conversions both in Devon. A rare thing.

Redhills in Devon is of interest to the writer having provided the supporting Heritage Statement for Planning some years ago.

Type architects have created as subtle response to the conversion of this field barn which has a Tuscan feel.

The Barn Conversion has been awarded with the RIBA South West Award 2021, RIBA South West Conservation Award 2021 and RIBA National Award 2021.

The North Devon Barn is also well conceived and appears an excellent use of a small space.

Before :









After:



Source: TYPE Architects

## Bratton Fleming North Devon Barn

Before:



Source: [www.rightmove.co.uk](http://www.rightmove.co.uk)



After:



#### 4. Grosvenor Report - Heritage and Carbon

'Heritage and Carbon' is a report produced for Grosvenor Estates that looks to understand how historic buildings can help tackle the climate crisis.

It can be found along with a Webinar at :

<https://www.grosvenor.com/heritageandcarbon>

The Report focus is on a framework to allow *'where appropriate, sympathetic changes' to historic buildings to better equip them for the challenges of climate change*.

They start from the view that policy, guidance, knowledge and skills today do not support this ambition – including the current consent regime for designated heritage assets.

The report identifies the issue that 21% of England's domestic building stock pre-dates 1919, however only 500,000 buildings in England are protected by statutory listing.

A report for a large property estate owner like Grosvenor should always be read with a level of scepticism and is always going to be written to support their position. They would certainly benefit from a more generous approach to retrofitting all pre 1919 stock in their ownership.

The report does make some important comments on the under resourcing of Local Authority Conservation Officers and the sometimes difficult to source Historic England Guidance.

The failing of the report is to want to lump the upgrading of Listed Buildings for which retrofitting and thermal performance measures in with all other pre 1919 traditional buildings. Listed Buildings are properly controlled under the existing Listed Building Consent system which enables a whole building approach under the watchful eye of Local Authority Conservation Officer. The suggested blanket approach making no concession for the significance of the building and its unique fabric or a distinction between designated and non-designated heritage buildings is of concern.

The report states *'To a significant degree, this is the result of a lack of certainty and clarity within current planning policy and practice about what can and should be allowed. Furthermore, what is granted consent – for example, double glazing or internal insulation – varies substantially from region to*

*region, town to town, borough to borough and even amongst decision-makers within the same local planning authority.'*

*and 'The guidance itself provided by Historic England on this subject is well-researched and valuable. However, it is presented across multiple documents and channels, can be difficult to access and is not clearly linked to planning policy, which substantially limits its reach and practical value for local authorities and building owners.'*

I would not concur with this view entirely and especially with double-glazing the current historic England guidance is clear and precise and should be carried out with consistency across the country. The advice for internal insulation is no where near as easy to apply due to the complexity of each case and it is correct to have this controlled by admittedly under resourced Local Authority Conservation Officers through the consent regime. Although more support for Conservation Officers should come from Planning Managers, Local Authority Members and Building Control Inspectors.

The report concludes the problem as:

*'To summarize, the ambiguity and inconsistency of planning policy and guidance regarding energy efficiency in historic buildings has left a substantial amount of England's existing building stock vulnerable to the impending climate crisis.'*

In its recommendations under the heading 'The Change Agenda' They state:

*They also have great potential for adaptation. Many older buildings have been adapted before to meet changing seasonal needs and performance. Occupants installed awnings over sunny windows in summer months to prevent overheating and added hangings and paneling to internal walls for heat retention in the winter.*

*However, what was once common practice might well now struggle to get consent under today's planning regime. We no longer routinely make best use of the adaptable qualities of historic buildings.*

*That would be a problem in any context. But climate change changes everything. Continued adaptation, particularly as whole-life carbon values diminish over time, will both sustain heritage assets and mitigate global warming. And allowing historic assets to adapt not only safeguards their relevance and continued life, it also promotes the core idea of building for the long-term, a value which is at last returning to the mainstream of the construction industry and the design of new buildings.*



*Of course, this needs to be done intelligently. There is always a risk of maladaptation and that is why clear guidance, expert advice and supply chain skills and capacity are so important. Getting the policy framework right is only ever one part of the solution and this needs a joined up, integrated approach across both policy and practice if heritage is to help lead the fight against climate change.*

*So in summary, we invite the Government to make three core changes to national policy:*

- Create a much stronger direct link in the NPPF between heritage protection and environmental sustainability and include policies for carbon reduction in relation to all existing buildings, including designated heritage assets (excluding SAMs).*
- Specifically and actively promote climate change adaptations and energy efficiency in the NPPF (this new policy to be read alongside heritage policy where appropriate).*
- Promote Listed Building Heritage Partnership Agreements and Local Listed Building Consent Orders within Planning Practice Guidance, allowing large historic buildings or groups of buildings to be changed without the need for Listed Building Consent for pre-agreed works.*

*In addition, we believe the Government should:*

- Support Historic England to accelerate its work to provide much more accessible guidance on how to apply expert-approved energy efficiency measures and build a database of successful case studies.*
- Consider additional funding for the retrofit of historic buildings by not for-profit organizations, similar to the £62m scheme in place for social housing, so that they too can form part of an effective net zero agenda and make a contribution to eliminating fuel poverty and improving public health.*
- Consider additional training and resources for local authority conservation teams to help guide best practice adaptation of historic buildings.*
  - Equalise VAT on renovation and retrofit of existing buildings with that of new build.*
  - And deliver on the commitment to reform the EPC methodology to better reflect traditional buildings.*

*Combined, these elements will allow property owners, occupants and developers to proceed with energy efficiency upgrades that are at present often much too difficult to achieve.*

*While these recommendations are a mixed bag perhaps what was most concerning aspect of the report is the very poor and very London Centric case examples, which should leave many with serious reservations about the report and its real ambitions.*

*Clapham Terrace House, Clapham, London by Arboreal Architecture*

- *Grade II-listed c.1840 terrace house located in a conservation area.*

*The report notes:*

*Nine types of internal insulation were introduced to improve thermal performance, each a bespoke solution to localised requirements throughout house, with thicknesses determined by the depth of the original cornices and airtight tapes applied at internal junctions, later plastered over.*



Clapham Terrace House, Clapham. Source: Heritage and Carbon Report

*'Retrofit schemes which deliver substantial carbon emission and energy consumption reductions are also achievable in highly sensitive Grade I-listed buildings, which are often perceived to be too precious to be altered.'*

### *New Court, Trinity College, Cambridge Architect: 5th Studio*

- *Grade I-listed building erected in 1825, used as college accommodation, with the original use maintained since construction*
- *Radical approach taken to substantially cut heating costs, improve the overall amenity and poor quality of the interior environment, and reduce carbon emissions*
- *Sustainability measures included the addition of 60 mm vapour-permeable insulation to inner face of external walls; reglazing existing windows with 10 mm double-glazed units; decorative joinery shifted to allow for double-glazing and insulation; underfloor heating beneath original floorboards, warmed by ground source heat pumps; replacement of surviving ground floor timber floors with insulated concrete slabs; installation of photovoltaic cells on south-facing roofs; MVHR system using historic chimney*



New Court, Trinity College, Cambridge. Source: Heritage and Carbon Report

### **Bulletin Editors Comment**

This is the quarterly Bulletin for the IHBC SW Branch. It looks to highlight relevant news and best practice in the South West and things of interest from elsewhere.

I would welcome contributions from members in the South West as the best way to make this Bulletin relevant and worthwhile. I look forward to receive contributions on any topic, be it buildings, people or anything else members feel might be relevant and of interest. Please attach relevant photographs with contribution as these help make the Bulletin of visual interest and saves a lot of words!

Please note that Bulletin is made up from a variety of Contributor's and the Editor holds no responsibility for the viewpoints expressed or information provided.

