

## **APPEAL STATEMENT. POLLARDS, TOWNSEND, HARWELL, DIDCOT. OX11 0DX**

### **P25/V0466/HH GARAGE EXTENSION AND CARPORT ROOF EXTENSION (AS AMENDED BY INFORMATION RECEIVED 9<sup>TH</sup> SEPTEMBER 2025.)**

The statement below follows a retrospective application by the Client, Mr Bent Jakobsen, for approval of a garage extension and carport roof extension on the property of Pollards, a Grade 11 listed building.

Mr Jakobsen had previously applied for Householder and Listed Building permission for the construction of the garage in applications **P23/V2291/HH** and **P23/V2292/LB**. The applications were granted.

During the course of the build after the original applications had been granted Mr Jakobsen realised that more room was required in the tandem garage for a store and increased the length of the garage by 3.6M. The extension did not affect the garden or planting as the area of the extension was already paved. Mr Jakobsen consulted the owner of the neighbouring property, Greensward, regarding the increased length of the garage. The owner said because of the low profile of the roof and the fact that the garage was made of qualitative materials, oak timbers and red clay tiles, he had no objection.

Mr Jakobsen also decided to extend the carport roof over the side entrance door because of continuing damage to the door and surrounding render work due to inclement weather.

With regard to the tiles used for the garage roof. It was decided to use Rosemary Red tiles which had also been specified for three other projects by WALLtd in the SODC/Vale of the White Horse area, Namely **P19/S1542/FUL** 7 Mill Lane Wallingford OX10 ODA in the Wallingford Conservation Area. The tiles being used to repair the roof. The application was granted. **P21/V2787/LB** 44 East St Helen Street Abingdon OX10 5EB. A Grade 2 Listed Building in the Abingdon Conservation Area. The tiles being used to repair the roof. The application was granted, and **P23/V2804/LB** 46 East St. Helen Street Abingdon OX10 5EB. A Grade 11 Listed Building in the Abingdon Conservation Area. The tiles being used to repair the roof. The application was granted. In all of the above applications the tiles were approved by the Heritage Officer.

The observation by the Heritage team when they came to visit the site to view the Pollards main house roof repairs **P25/VII65/HH** & **P25/VII66/LB** that the "Rosemary Red tiles are not considered a suitable replacement for the existing tile stock because the tiles have a too shiny and plastic a finish and will not weather naturally" was caused by the tile's delivery on site just prior to the arrival on site of the Heritage team, who viewed the tiles with their protective wax coating for storage and delivery still intact. The protective wax coating comes off the tiles with handling and fixing to the roof. Please see the attached photographs of the tiles on the garage roof and house roof to this effect where the wax coating is no longer apparent because of its removal during fixing. Please also see attached Data Sheet and Visualisation for the tile displaying its insitu appearance.

An email to the above effect was sent by WALLtd to the registration team on 21/02/24, who in turn left a file note for the Planning Officer and Heritage Officers.

The Planning Decision states that the consent is refused for the following reasons:

In the opinion of the Local Planning Authority, given the colour and finish, the tiles used in the roof extension and the roof of the garage fail to preserve or enhance the special architectural and historic interest and significance of this Grade II Listed Building. The works undertaken have resulted in less-than-substantial harm to the significance of this building. No public benefit has been demonstrated to outweigh the harm identified by the Local Planning Authority.

The proposal is not considered to preserve or enhance the historic character and significance of this Grade II Listed Building. The proposed development is contrary to Core Policy CP39 of the Local Plan 2031, Part 1, Development Policies DP36 and DP38 of the Local Plan 2031, Part 1, the provisions of section 16 of the Planning (Listed Building and Conservation Areas) Act 1990, and paragraphs 205, 206, 208 and 212 of the National Planning Policy Framework.

This appeal seeks to show that contrary to the stated reasons the tiles used for the garage and roof extensions do not detract from or harm the appearance of Pollards for the following reasons:

Pollard's roof and the roof of the carriage/car port have been repaired many times over the building's life span and a variety of tile types have been used, leading to a variegated appearance. The use of the Rosemary Red tiles does not distract from or harm the Pollards building's present appearance to the public.

The garage and the roof extensions are to the rear of the building, which is not visible to the public from Townsend Road.

As previously stated, the Rosemary Red tiles do not have a shiny or plastic finish. The tiles have the matt, granular finish of a red clay tile.

As previously stated, the use of Rosemary Red tiles for two other Grade II buildings in the Abingdon Conservation Area and a building in the Wallingford Conservation Area have been granted Planning and Listed Building Permission.

In conclusion, the garage and roof extensions have been made from high quality materials, oak timbers and red clay tiles, and are entirely in keeping with the existing Pollards structures. The extensions do not detract or harm the existing structures and in fact enhance the overall appearance of the Pollards site.

It is hoped that this statement adequately explains the situation and confirms that every care has been taken to preserve the appearance of Pollards and that no harm has resulted from the works and has enhanced the preservation of the site for the general public.