Our Ref: BM-C/210738/P2

11th of July 2023

Development Services Central Area
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Dear Sirs,

Town & Country Planning Act 1990

Proposal: External alterations to existing cottage.

At: Chitterne House, Townsend, Chitterne, Wiltshire, BA12 0LG

PP-12272130

Fowler Architecture & Planning Ltd have been instructed by Mr & Mrs C Seymour ('the Applicants') to submit a Householder and Listed Building Consent application to Wiltshire Council for the above proposed development at Chitterne House, Chitterne.

The application has been submitted via the Planning Portal and comprises:

- Completed application form and certificates;
- Completed CIL Form1 'Additional Information;
- Drawing No. 210738-01: Location Plan at 1:1250 (A3);
- Drawing No. 210738-102: Proposed Site Plan at 1:200 (A1);
- Drawing No. 210738-103: Existing at 1:50 at 1:50 (AO);
- Drawing No. 210738-104: Design Scheme at 1:50 (AO);
- Planning, Heritage, Design & Access Statement – Fowlers (see below).

The planning application fee of £206 has been settled directly via the Planning Portal.

Planning, Heritage, Design & Access Statement

Site & Surroundings

The application site is located centrally within the village of Chitterne, on the southern side of Townsend as that road runs broadly east – west through the village. The site is thus bound to the north by that road, and to the south by Back Lane; to the east is Pitts Lane, a

small lane which links Townsend to Back Lane, and to the west is the residential property of The Gate House.

The site accommodates the main property of 'Chitterne House', along with the ancillary 'Chitterne House Cottage'; the property itself is listed at Grade II. The site is located within the Chitterne Conservation Area and also within an area designated as 'Special Landscape Area', but is not known to be subject to any other particular constraints.

Planning History

The site has been subject to the following planning applications previously:

- **W/03/00584/FUL & W/03/00586/LBC:** Boundary wall to replace existing asbestos sheet fence
  Approved, 27 May 2003
- **W/06/01006/LBC:** Alterations to three dormer windows
  Approved, 18 May 2006
- **W/09/02377/FUL & W/09/02378/LBC:** Demolition of existing glazed porch on the south elevation (a later extension to this part of the house) and replacement with new loggia.
  Approved, 10 July 2009
- **PL/2022/03754:** Construction of swimming pool and associated plant room.
  Approved, 12 August 2022
- **PL/2023/00442:** Proposed pool house
  Approved, 4 April 2023

None of these are considered to be of any direct relevance to this application proposal.

Planning Policies

The Wiltshire Core Strategy (adopted January 2015) is the statutory development plan for the site. Within that Plan the following policies are considered relevant:

- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

The **National Planning Policy Framework** (NPPF, updated July 2019) is an important material planning consideration.

Proposed Development

The application proposals comprise:

- Insertion of new timber framed double doors in existing blocked up opening to South East Elevation.

- Remove existing door, and dilapidated casement window. Insert new timber casement to match adjacent in adjusted opening. Infill remaining opening with finishes to match existing.
- Install new bathroom suite within the existing store area.

Planning Issues & Considerations

Setting and heritage impact

Neither the introduction of the new double doors within the existing blocked opening and new window in adjusted opening is considered to cause any harm to the setting of the curtilage listed building. Similarly, as these alterations have very minimal impact on the curtilage listed building it is not considered to cause any harm to the heritage asset that is the main house.

Heritage Statement

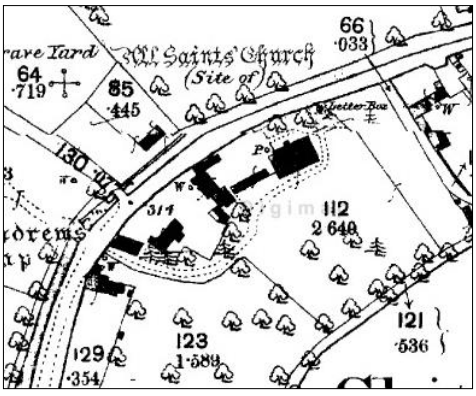
1. Background and Evolution

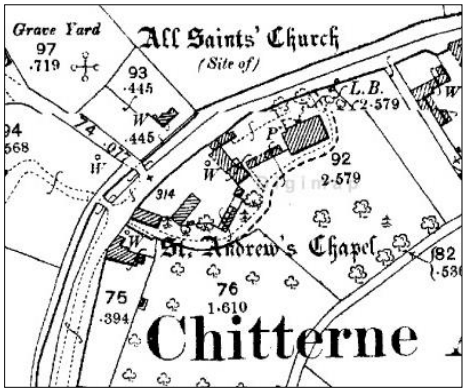
1.1 The property is listed at Grade II, the list with the list description stating:

"CHITTERNE CHITTERNE ROAD ST 94 SE (east side) 4/4 Chitterne House 11.9.68 GV II Detached house. Late C17, late C18 north east wing, early C20 services. Banded flint and limestone, tiled roof with brick stacks. Two-storey and attic, 5-window. Chamfered plinth, door with 6 fielded panels in architrave with moulded lintel to right of centre, 4-light ovolo-mullioned casement with dropped sill to right and two to left, the left hand with dropped sill. Continuous moulded string course, datestone over door, possibly reset inscribed HEALTH AND / PEACE / THIS HOUSE / INCREASE / 1635 GD. First floor has two single-light and three 4-light ovolo-mullioned casements, stone string course with pulvinated frieze to wooden modillioned cornice of raised eaves. Three C20 attic dormers. Left return has 2-light mullioned casement to ground and first floor, small wooden pointed casement to attic, lead rainwater goods. Five-bay, 2-storey late C18 rear range in English bond brick; French windows and 12-pane sashes, glazed open conservatory, five first floor sashes. Rear of C17 wing to left has 4-light ovolo-mullioned casements, parapet to roof with attic dormer. Early C20 service extension attached to right return, in cavity wall brick with flint and stone front to match C17 range and ovolo-mullioned casements. Interior: entrance hall has stairs with C17 turned balusters, brought here from Heale House (q.v. Woodford C.P.). Dining room has Tudor-arched stone fireplace in corner, plaster frieze with floral design. First floor bedroom over dining room has similar Tudor-arched fireplace, plaster ceiling frieze, landing with panelled dado. Late C18 cast-iron fireplace grates. Joinery includes doors with 6-panels, one C17 planked door with strap hinges in attic. Alterations to exterior and to south east sitting room said to have been made by Lady Eva Dugdale in 1930s."

List Entry Number: 1036438

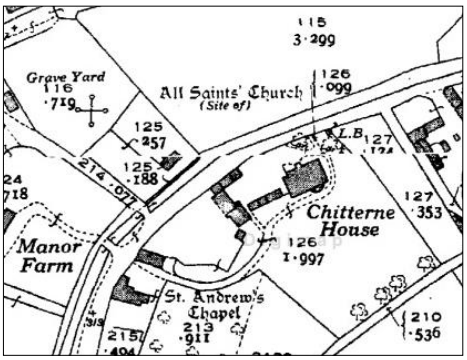
1.2 The earliest map consulted was the 1880s Landmark Historical Map, extract as shown at Figure 1 below. By 1900 (extract at Figure 2 below) there does not appear to be any material change to the boundaries or built form on the site.

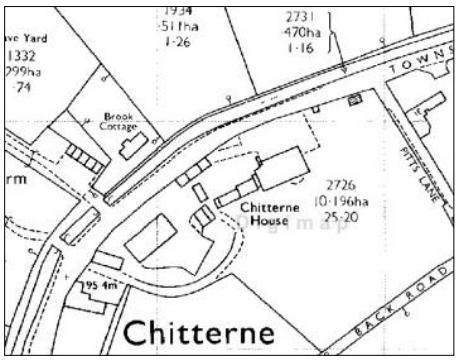




Figures 1 and 2: 1880s and 1900s Landmark Historical Map extracts

1.3 Again, from 1930s till the 1970s (Figure 3&4 below) there appears to be no change to the built footprint on the site.





Figures 3 and 4: 1930s and 1970s Landmark Historical Map extracts

2. Description and Significance

Statutory framework

2.1 The statutory framework for the management of listed buildings and conservation areas is set out in The Planning (Listed Building and Conservation Areas) Act 1990. Whilst local listing provides no additional planning controls, the National Planning Policy Framework ('the Framework') includes locally listed buildings within the definition of 'heritage assets' and at Section 16 sets out the approach to identifying, managing and considering proposals for such assets.

2.2 Local policies for the management and protection of the historic environment are contained in the **Wiltshire Core Strategy** (CS) adopted January 2015 under Policy CP58.

CS – Core Policy 58 – Ensuring the Conservation of the Historic Environment

Development should protect, converse and where possible enhance the historic environment.

Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

i. Nationally significant archaeological remains
ii. World Heritage Sites within and adjacent to Wiltshire
iii. Buildings and structures of special architectural or historic interest
iv. The special character or appearance of conservation areas
v. Historic parks and gardens
vi. Important landscapes, including registered battlefields and townscapes.

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.

Description

2.3 The cottage itself is of brick and render elevation, set under a clay tiled roof which takes the form of a hipped roof. The principal (south-eastern) elevation demonstrates a formal symmetry, with two bays of dormers set into the roof with the existing blocked-in openings below the dormers. To the rear there is a similar symmetry of two dormers with two triple casement windows below.

2.4 The cottage is connected to the main house by a brick garden wall. This garden wall also ties the cottage to a timber clad barn structure.

2.5 The existing North-West, North-East and South-West Elevations have been rendered at a later date. With the South-East elevation retaining the existing brick elevation (see images 1,2 & 3).



Image 1 South-East Elevation



Image 2 North-West Elevation



Image 3 North-West Elevation

Summary and Close

The application proposal accords with the relevant development plan policies, in particular Core Policies CP57 and CP58 of the Wiltshire Core Strategy. In particular, the proposals will cause little to no harm to either the setting or significance of the designated curtilage listed cottage.

I trust that the enclosed information is sufficient for this application to be registered at the earliest opportunity. Please do not hesitate to contact me should you require and additional information.

Yours faithfully,

B. Melvin-Chick

Ben Melvin-Chick

Architect

FOWLER ARCHITECTURE AND PLANNING

Encs
cc: Clients