CASE OFFICER'S REPORT

Application Reference:	PL/2023/05061
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	28 July 2023
Case officer:	Gen Collins

Site Address:	The Willows, 22 Frome Road, Wingfield, Trowbridge, BA14 9LL
Proposal:	Proposed works include alterations to existing roof structures, introduction of new roof-lights and installation of a new windows.
Recommendation:	Approve with Conditions

Proposal and Site Description

This application seeks listed building consent (together with a sister planning permission application refPL/2023/04723) for various internal and external alterations. The application site comprises a two-storey detached Grade II listed building set in a generous established residential curtilage. It is situated at Wingfield outside any settlement boundary to the west of Trowbridge. The site is accessed from the west served by the B3109 Frome Road.

Policies

National Context:
National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

Local Context:
Wiltshire Core Strategy (WCS) adopted 2015
CP57 Ensuring high quality design and place shaping
CP58 Ensuring Conservation of the Historic Environment

Key Issues

Heritage Impact

Relevant Planning History

None.

Consultation Responses

Wingfield Parish Council: No objection

Conservation Officer: No objection

Representations
None received.

Planning Considerations and Assessment
Heritage Impacts:
From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Sections 16 (LBC) and 66 (PP) require that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The NPPF outlines government policy for planning. It sets out three overarching objectives for the planning system in the interests of achieving sustainable development – an economic objective of building a strong economy; a social objective of fostering well-designed, beautiful and safe places and an environmental objective of protecting and enhancing our natural, built and historic environment.

Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out policies concerning heritage and sustainable development and requires a balanced approach to decision making with harm weighed against the public benefits resulting from proposals.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance."

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. Proposals are required to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:
i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development…
ii. the retention and enhancement of existing important landscaping and natural features.
iii. responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting

Historic England Advice Note 2 – Making changes to Heritage Assets illustrates the application of policies set out in the NPPF in determining applications for PP and LBC.

The application identifies the building as having 18th Century Origins with the central core of the existing stair hall, and a 19th Century range which composes the present main facade of the building. The principle significance of this asset is chiefly associated with the 18th Century core and the 19th Century range.

Historically known as Willow Cottage, the dwelling was originally a simple brick cottage built in the 18th Century and used as a retirement property as part of the adjacent Church Farm. It has been subsequently extended over the generations with a mix of differing architectural styles. The current accommodation comprises an entrance hall, kitchen, utility, WC and reception rooms on the ground floor with four bedrooms, two en-suites and a bathroom on the first floor. Extensive repairs and renovation works were carried out in the 2007 as part of a previously approved Listed Building Application (W/07/03081/LBC) and included the conversion
of the stables to form a dining room and library, connecting the principal house to the outbuildings.

For the most part, the works are generally considered to have limited impact on the significance of the heritage asset. The majority of the works being confirmed to the rear section of the building which has previously been amended under the 2007 series of works.

The only part of the works which could adversely impact on the earlier core of the site is the element referred to as FF03 in the submission as this element proposes the widening of an existing box dormer. Such works would occupy the full width of this element of the roof and would have an undue horizontal emphasis. Whilst this would not result in loss of historic material, it would have an adverse effect on the traditional proportions and sense of space within this section of the building which causes some harm to the character and appearance of the heritage asset. In view of this concern the conservation officer suggested that the scheme was amended to remove this element and retain the size of the current window opening.

Whilst the heritage concern is noted the wider dormer is that it forms part of later C21 works and is modern in nature. Whilst it is wider, there would still be roof tiles to the side of the dormer to ensure that it still read as such. As shown on the photograph within the Heritage Design and Access Statement, it is set back quite a distance from the historic form of the house and there is a large expanse of roof tiles below it. The proposal is designed with a more horizontal emphasis as it is seen as part of the other alterations works which has such a bias and would share the same metal framed window detail to tie the modern elements together. It is considered that the harm identified by the conservation officer is not sufficient to warrant refusal of the application and is outweighed by the public benefit of renovating the heritage asset and securing its longevity as such the suggested amendment has not been secured.

The other works to the modern elements of the building, namely the reinstatement of the pitched roof to the guest annex are of minimal impact to the historic fabric and do not diminish the character or heritage asset of the property. The proposed alterations to the historic fabric are designed to be sympathetic to the character of the heritage asset and are set alongside the recently consented works that will preserve the qualities of the Grade II listed fabric.

The proposed works to remove the existing inverted dormer is considered to be beneficial as the existing arrangement has a discordant appearance and fails to positively contribute to the appearance of the listed building.

The proposed works focus on the enhancement of the existing accommodation to better suit modern family living, with an ambition to restore key period features of the property and replace modern details with historically appropriate alternatives.

The works to the modern elements of the building, are of minimal impact to the historic fabric and do not diminish the character or heritage asset of the property. Proposed alterations to the historic fabric are designed to be sympathetic to the character of the heritage asset and are set alongside the areas of building conservation and redecoration of the sash windows that will preserve the qualities of the Grade II listed fabric.

Accordingly overall, on balance the proposed development is acceptable in terms of CP58 of the WCS and Section 16 of the NPPF.

Recommendation: Approve with conditions.

Conditions: (1)

2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
Existing Location & Block Plan Drawing No: 156 1001 P2
Existing Site Plan Drawing No: 156 1002 P2
Existing Ground Floor Plan Drawing No: 156 1010 P2
Existing First Floor Plan Drawing No: 156 1011 P2
Existing Roof Plan Drawing No: 156 1012 P2
Existing East & West Elevations No: 156 1014 P2
Existing North & South Elevations No: 156 1013 P2

Proposed Location & Block Plan No: 156 3001 P3
Proposed Site Plan 156 3002 P3
Proposed North & South Elevation Plan 156 3013 P4
Proposed East & West Elevations Plan 156 3014 P4
Proposed Ground Floor Plan 156 3010 P4
Proposed First Floor Plan 156 3011 P4
Proposed Roof Plan 156 3012 P4
Altered Dormer & Metal Framed Window Details No: 156 3108 P2
Typical Conservation Rooflight Details Drawing No: 156 3104 P2
Ecological Impact Assessment CRM.831.001.EC.R.001_PEA_Bat
Installed bat boxes plan ref: 156-3003-P1
Installed bat boxes photos ref:156-3004-P1

REASON: For the avoidance of doubt and in the interests of proper planning.

Informatives: (1)

5 The applicant is reminded of the need to obtain separate planning permission for certain works in addition to this listed building consent