# CASE OFFICER'S REPORT

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| **Application Reference:** | PL/2023/05275 |
| **Application Type:** | Listed building consent (Alt/Ext) |
| **Site Inspection:** | |
| **Consultation ends:** | 04 August 2023 |
| **Case officer:** | Fiona Webb |

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| **Site Address:** | Manor Farm, Bulkington,, Devizes, SN10 1SL |
| **Proposal:** | Removal of 2no. UPVC doors on the South East elevations and replacement with single glazed timber frame windows. |
| **Recommendation:** | Approve with Conditions |

**Scope of comments**: the following comments relate to the built historic environment.

**Policy**: 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.

The NPPF outlines government policy, including its policy in respect of the historic environment. Section 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 201-3 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 197 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

The Council's Core Strategy 'Core Policy 58: Ensuring the conservation of the historic environment' requires that designated heritage assets and their settings will be conserved and where possible enhanced. It is also required that 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 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.

**Site**: Manor Farm is located on the outskirts of Bulkington Village and forms a large dairy farm with several outbuildings. The property is circa late 18th / early 19th century and is grade 2 listed brick dwelling with slate hipped roof (date of listing 1988). The farmhouse historically is shown in a U shape form.

All of the rear and side windows and doors have been changed to UPVC with the original single glazed sash windows to the front elevation only.

**Proposal**: The proposal seeks the demolition of a single storey rear extension and a proposed new two storey rear extension. Also a new replacement courtyard roof and wall and internal alterations are proposed.

**Relevant planning history**: None

**Issues**: Impact on significance of listed building.

**Assessment**: Paragraph 194 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance. In this case, the application is accompanied by a "Design & Access Statement" which provides sufficient information to understand the impact of the proposal and is proportionate to the scope. The requirements of the NPPF are therefore met in this respect.

Manor Farm is located on the outskirts of Bulkington Village and forms a large dairy farm with several outbuildings. The immediate surrounding fields fall within the same ownership. The existing house is circa late 18th / early 19th century and is grade 2 listed brick dwelling with slate hipped roof.

Two timber frame doors have been removed in the past on the South East elevation and replaced with UPVC doors. This application includes for the removal of the UPVC doors and their replacement with painted timber doors to match the previous doors as shown on google street view in 2009.

In heritage terms, the details of the replacement doors are considered acceptable.

**Summary & conclusion**: The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

The impact of the proposals on heritage assets will be largely positive and the requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the applications.

**CONSULTATION RESPONSES:**
None

**REPRESENTATIONS:**
None

**RECOMMENDATION:**
Consent

**REASON FOR GRANTING ~~PERMISSION/~~CONSENT/~~REFUSAL~~:**
The proposed works would preserve the special historic interest of the heritage assets in accordance with Section 16(2) of the Planning (Listed Building and Conservation Area) Act 1990 and NPPF section 16, because these works would have no detrimental impact on the historic fabric and would be of an appropriate material and detailing.

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**Conditions:** (2)

1 The works hereby granted consent shall be carried out in accordance with the following approved plans and documents: Location Plan – dated 30/6/2023 Site Block Plan – dated 30/6/2023 Existing Elevations – dated 30/6/2023 Proposed Door Joinery Details x 2 – dated 30/6/2023
REASON: For the avoidance of doubt and in the interests of the significance of the heritage asset and its setting.

2 The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.