CASE OFFICER'S REPORT

Application Reference:	PL/2023/05796
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	18 August 2023
Case officer:	Fiona Webb

Site Address:	PENLEIGH HOUSE, FAIRWOOD ROAD, PENLEIGH, WESTBURY, BA13 4EB
Proposal:	Lime Render to Part of Principal Elevation
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.
Site: The property is a Grade II listed building

Proposal: It is proposed to lime render the right-hand section of the front elevation only, replacing cement render. The porch is stone and will remain as existing. The left-hand section, and the original part of the property, is in satisfactory order.

Relevant planning history: N/A

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 "Listed Building 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.

The principal elevation has historically been rendered in a cement-based render and this in recent years has failed, with several areas cracked and spalling. It is now necessary to repair the render finish. A like for like repair would not be appropriate and therefore to ensure a sympathetic repair a lime render finish is proposed.

It is proposed to lime render the right-hand section of the elevation only, replacing the cement. The porch is stone and will remain as existing. The left-hand section, and the original part of the property, is in satisfactory order.

The proposal is to use Lime Green Eco-render which is a pure lime render made with Natural Hydraulic Lime. The proposal is to use Lime Green Eco-render which is a pure lime render, Natural Hydraulic Lime NHL 3.5. The Natural Finish is extremely breathable, elastic and salt resistant fine finishing coat. It does not contain plastics or cement, or any other materials that reduce breathability or contain toxins. This would assist to preserve the brick wall behind. It is proposed to Lime Wash the elevation and the existing to ensure the appearance remains in context, as well as match the porch, which is natural stone.

Normally a traditional 3 coat lime putty render would be preferred with a lime wash finish. However overall, the product is a natural lime based which would be an improvement on the existing non breathable cement finish. As such this proposal is considered acceptable since the works are breathable lime render with a traditional finish and would maintain the appearance of the elevation.

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:
Dilton Marsh Parish Council – No comments received

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.

Conditions: (3)

1 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.

2 The works hereby granted consent shall be carried out in accordance with the following approved plans and documents:
Location Plan – dated 13/07/2023
Site Plan (proposed area of work marked) – dated 18/07/2023
Proposed Area to Render – dated 19/07/2023
Amended Method Statement – dated 15/08/2023
Amended Heritage Statement – dated 15/08/2023

REASON: For the avoidance of doubt and in the interests of the significance of the heritage asset and its setting.

3 No works to render the external face of the building shall be undertaken until:

a) A sample panel showing the removal of the existing cement render of not less than 1 metre square, has been prepared on site, inspected and approved in writing by the Local Planning Authority.
b) A sample panel not less than 1 metre square to show the proposed render composition and colour, and the method of wood float finish and lining through, has been prepared on site, inspected and approved in writing by the Local Planning Authority.

The works shall thereafter be carried out to match the approved samples.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.