CASE OFFICER'S REPORT

Application Reference:	PL/2023/05207
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	21 August 2023
Case officer:	Lucy Rutter-Dowd

Site Address:	Hillside House, Lockeridge, Marlborough, SN8 4EL
Proposal:	Removal of existing painted timber window and installation of new painted French timber doors to east-elevation.
Recommendation:	Approve with Conditions

Proposal and Site Description

The property to which the application relates is Hillside House located in the village of Lockridge. The large, detached thatched dwelling is constructed of Sarsen stone with limestone dressings, including stone mullion windows with timber framed doors throughout, leaded light windows in the principal elevation and timber framed windows in the rear elevation. The property benefits from various alterations and extensions and a detached outbuilding positioned along the northern boundary of the site, built from matching materials. The dwellinghouse is approached via a gravel drive through extensive front gardens; it also has a large garden to the rear overlooking open countryside. The Historic England listing description reads as follows:

SU 16 NW WEST OVERTON LOCKERIDGE (east side) 9/137 Hillside Cottage II House. Late C17-early C18. Sarsen with limestone dressings, thatched roof. Two storeys, 3 bays with brick and tiled extension on left. Central boarded door with rustic thatched canopy leading to stair hall. Two and 3-light windows with rebated and ogee moulded mullions and surround and label moulds above. Gable brick stacks. Long sloping roof to lean-to with tall brick stack.

The site sits within the North Wessex Downs Area of Outstanding Natural Beauty; there are no other known constraints within the site.

The proposal underwent a period of re-consultation in response to a request for more information form the conservation officer.

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

• Core Policy 51 – Landscape
• Core Policy 57 - Ensuring high quality design and place shaping
• Core Policy 58 - Ensuring the conservation of the historic environment

Key Issues

• Design and visual impact.
• Impact on neighbour amenity.
• Impact on the special character of the listed building.
• Impact on the landscape setting of the AONB

Relevant Planning History

PL/2021/11734 -17.02.2022 - Erection of shed - Approved
19/09206/FUL - 14.11.2019 - Erection of new oak frame store, associated hard and soft landscaping and relocation of the oil tanks - Approved
18/07110/LBC - 11.09.2018 - Erection of replacement side extension, glazed link into associated outbuilding and new attached store, internal alterations to main house and outbuilding, associated hard and soft landscaping (re-submission of 17/02723/LBC) - Approved
18/06898/FUL - 11.09.2018 - Erection of replacement side extension, glazed link into associated outbuilding and new attached store, internal alterations to main house and outbuilding, associated hard and soft landscaping (re-submission of 17/02061/FUL) - Approved
17/02061/FUL - 16.06.2017 - Erection of a Replacement Side Extension, Glazed Link into Associated Outbuilding and New Attached Store and External Alterations to Main House and Outbuilding, Associated Hard and Soft Landscaping - Approved
17/02723/LBC - 16.06.2017 - Erection of a Replacement Side Extension; Glazed Link into Associated Outbuilding and New Attached Store; and Internal and External Alterations to Main House and Outbuilding - Approved
13/06167/LBC - 20.01.2014 - Alterations to windows and doors of a curtilage listed structure - Approved

Consultation Responses

Conservation - Initially requested more information then confirmed support subject to conditions.

Fyfield and West Overton Parish Council - No objection.

Representations

None received.

Planning Considerations and Assessment

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

Design and visual impact.

Core Policy 57 of the Wiltshire Core Strategy states that "A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality." Proposals should seek to enhance local distinctiveness and have regard to existing townscapes, patterns of development and the historic environment and landscape setting.

From a planning perspective, the proposal raises little concern. There is an existing window opening in this location and the proposed design of the doors is reflective of the existing property. The main issue for consideration in this instance is the impact to the historic significance of the host dwelling. This is commented on in more detail below:

Impact on neighbour amenity.

There is no concern regarding impact on neighbour amenity. The alteration relates to a opening at ground floor level which does not overlook any neighbouring properties.

Impact on the special character of the listed building.

CP 58 of the WCS states that development should protect, conserve 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.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent for any works the local planning authority [or the Secretary of State] shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires ‘special regard’ to be given to the desirability of preserving a listed building or its setting.

The following comments were received from the conservation officer against the initial submission:

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 applications are accompanied by a "Design and Heritage Statement" which provides sufficient information to understand the impact of the proposals and is proportionate to their scope. The requirements of the NPPF are therefore met in this respect.

Hillside House is a detached house located in the small village of Lockeridge, Wiltshire and lies within the Lockeridge Conservation Area. The owners of the property are seeking listed building consent to enlarge a window opening to a door in the rear elevation of the house.

The rear elevation of Hillside House is constructed in random uncoursed sarson stone, unlike the front and south elevations which are coursed, dressed sarson. There are three windows to ground and first floor levels, most of which appear to be insertions with brick dressings of varying form and quality apart from the central first floor window which has stonework to the sides, and the kitchen window which is surrounded by cement mortar.

The rear elevation of Hillside House has been subject to various changes over time with the insertion and/or alteration of window openings and the evident blocking up of a door, the position of which indicates that the present higher ground level to the rear is probably not original. The presence of this blocked door shows that the principle of an opening to the rear does not represent a harmful change to the character of the rear elevation. Additionally, the principle of forming a door opening in the rear elevation was accepted in a previous consent in 1999 when permission was granted to enlarge the rear window of the sitting room to form a doorway (K.03748/L).

The origin of the present opening to the rear wall of the kitchen is uncertain. The present window does not fit the opening – it is considerably narrower than the width of the reveals and externally the window has cement render to the sides and below the window. The render to the sides is likely to be masking infill material if the present window had replaced a wider window frame. However, the render below the window would not necessarily be required unless this was also later infill which was not considered suitable to be left exposed. Given that the wall beneath the window is not the full thickness of the wall, as is the case for the window to the front elevation, it is considered that it is also likely to be later infill. The creation of a door opening will, therefore, result in the loss of a relatively small area of fabric which will not harm the significance of the listed building. The cement render around this window is aesthetically poor and is a negative aspect of the appearance of the elevation.

The casement window is of later 20th century date and its loss will not harm the significance of the listed building. As such in heritage terms this proposal is acceptable in principle. However the details of the proposed door are not considered acceptable since it has planted on glazing bars. The door may be considered acceptable if it is slimlite double glazing with through glazing bars. Details are also required of the external steps.

In response to these comments, the applicant submitted revised plans. The following further comments were received from the conservation officer:

Previously I was concerned that the proposed door had planted on glazing bars and no details had been submitted of the proposed external steps. The proposal has been revised to include

hardwood doors with slimlite double glazing with through glazing bars. The external steps are also shown as sandstone treads and paving between dwarf garden wall of clay brick.

The details are considered acceptable subject to materials and brick bond for the dwarf walls.

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.

Subject to conditions, the impact of the proposals on heritage assets will be neutral 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 application.

Impact on the landscape setting of the AONB

CP51 of the WCS proposes that Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.

The site lies within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). However, as the development remains within the built environment of the area, no harm will be caused to the landscape setting of the AONB.

Conclusion:

In conclusion, the proposed application seems fitting with regard to scale, design, and materials. The proposal is considered acceptable in the context of its surroundings and is in accordance with the general criteria set out in the aforementioned policies of the local development plan.

Conditions: (2)

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Doc Title: Application Form.
Drg Title: Detailed Elevations (Existing). Drg No: MFhillsideELH.
Drg Title: Door and External Step Details. Drg No: 210807-104. Rev: A.
Drg Title: Ground Floor (Proposed). Drg No: 210807-101.
Drg Title: External Step Details. Drg No: 210807-105.
Doc Title: Heritage Statement. Written by: Bob Edwards of Forum Heritage Services. Dated: June 2023.
Drg Title: Ground Floor Plan (Existing). Drg No: MFhillsideGF.
Drg Title: East Elevation and Section (Proposed). Drg No: 210807-103.
Drg Title: Site Plan Proposed. Drg No: 210807-02.
Drg Title: Location Plan. Drg No: 210807-01.
Drg Title: Topographical Survey. Drg No: MFhillsideTOPO.

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