CASE OFFICER'S REPORT

Application Reference:	PL/2023/05854
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	31 August 2023
Case officer:	Fiona Webb

Site Address:	Glebe Farmhouse, Westbury Road, Little Cheverell, Devizes, SN10 4JP
Proposal:	To change 10No windows from mainly stormproof construction to flush casement & 2No stock pairs of doors and frames. (Window W2 referenced on plans to have a new frame and re-use the existing lead lights)
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.

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, 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: The site is a Grade II listed building located within Little Cheverell Conservation Area.

Proposal: The proposal seeks to change 10No windows from mainly stormproof construction to flush casement & 2No stock pairs of doors and frames. (Window W2 referenced on plans to have a new frame and re-use the existing lead lights)

Relevant planning history: N/A

Issues: Impact of setting of listed buildings, impact on character and appearance of conservation area.

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

Glebe Farmhouse is a Grade II listed building. The dwellinghouse sits in a large plot in the rural area, opposite St Mary's Church. The immediate enclave is residential use with all other neighbouring properties constructed in the mid to late 20th Century. The main house has a detached outbuilding/garage to which this application relates.

The proposal seeks to change 10No windows from mainly stormproof construction to flush casement & 2No stock pairs of doors and frames. Window W2 referenced on plans to have a new frame and re-use the existing lead lights.

The proposed new windows are flush fitting single glazed casements with ovolo mouldings and the proposed doors are traditional pairs of glazed doors. The existing joinery is in a poor condition due to the modern storm-proof windows and stock pairs of doors (apart from W2). The existing windows and doors are also not of the correct designs for the listed building.
The proposed new designed flush casements and doors, with narrower traditional glazing bars, bigger frames and traditional mouldings are correctly detailed and will enhance the appearance of the listed building.

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 application.

CONSULTATION RESPONSES:
Little Cheverell Parish Council – No objection

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 Sections 16(2) and 72 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: (2)

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 14/07/2023 Block Plan – dated 14/07/2023 Existing Basement and Ground Floor Plan – dated 27/07/2023 Existing Elevations – dated 27/07/2023 Amended Proposed Joinery Details – dated 22/09/2023 REASON: For the avoidance of doubt and in the interests of the significance of the heritage assets and their setting.