# CASE OFFICER'S REPORT

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| **Application Reference:** | PL/2023/05008 |
| **Application Type:** | Listed building consent (Alt/Ext) |
| **Site Inspection:** | |
| **Consultation ends:** | 24 August 2023 |
| **Case officer:** | Helena Carney |

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| **Site Address:** | Manor Farm, Wootton Rivers, Marlborough, Wilts, SN8 4NH |
| **Proposal:** | Removal of roof and windows to existing conservatory and replacement with new. |
| **Recommendation:** | Approve with Conditions |

Note:
It is considered that the application can be determined without the need for a physical site visit. This is because the applicants have supplied photographs of the site from all relevant angles and the plans submitted clearly describe the extent of the development. It is therefore considered that there is sufficient information available to reach a decision.

**POLICIES**

Wiltshire Core Strategy (adopted January 2015):
Core Policy 51: Landscaping
Core Policy 57: Ensuring High Quality Design & Place Shaping
Core Policy 58: Ensuring the Conservation of the Historic Environment

Wootton Rivers Conservation Area Statement, March 2004

Wootton River Neighbourhood Development Plan 2017 - 2026, made January 2018

The National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

Sections 16, 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

**ISSUES**

- Impact upon the amenity of occupiers of neighbouring properties
- Scale, design and materials
- Impact upon heritage assets and the character and appearance of the conservation area
- Impact upon the North Wessex Downs Area of Outstanding Natural Beauty (AONB)

**REPRESENTATIONS**

Wootton Rivers Parish Council: support

Wiltshire Council Conservation Officer: support works to existing conservatory but request further information with respect to brick pier.

Historic England: commented: “Historic England does not raise any issues with the proposed scheme for Manor Farm in terms of significance.

However, we request that Wiltshire Council consider whether more information is required to fully understand the nature of the structural movement identified in the main dining room, and therefore whether the course of action proposed is appropriate.

If more structural information is ascertained and the support of the Historic England Structural Engineering team is required, please re-consult”.

Third party representations: none received at time of writing

**RELEVANT PLANNING HISTORY**

- K/80/1071 – Extension to provide greenhouse – refused
- K/15196 – Conservatory at junction east gable and courtyard wall – approved
- K/15197/L – Conservatory at junction east gable and courtyard wall - approved

**ASSESSMENT**

This application relates to Manor Farm, a Grade II* listed property, occupying a large plot on the southern side of Wootton Rivers. There is a thatched barn located to the west in the same ownership which is listed Grade II.

There are neighbouring properties located to the north and the southern side of the application site abuts the Kennet and Avon Canal.

The application site lies within the conservation area and is washed over by the North Wessex Downs Area of Outstanding Natural Beauty (AONB).

The statutory listing description for the property is as follows:

> *WOOTTON RIVERS - SU 16 SE 6/250 Manor Farmhouse 27.5.64 II**
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> *Manor house and farmhouse. C15, C16 and C18. Timber framed on stone and brick sills, with west wing of stone and flint. Thatched roof. Earliest structure the west end; C15 domestic building with two opposed doors at north end, one blocked, other with double hollow chamfered 4-centred arch, and large blocked pointed arch on west face, now with window similar to 2 other windows with 3-centred brick heads and jambs of C16-C17 brick.*

*Upper windows 2-light square headed with hollow chamfered jambs and mullion. Large block attached to east, 3½ bays, timber framed, the framing 4 panels high with some corner braces, and the south front underbuilt in brick and sarsen boulders. Central closely framed door, C16, probably not in original position. One cross window and 3-light windows with leading and some original glass. Half bay at east end contains stack which has datestone 1680 K/W A on shaft. Attached further to east, a C18 bay now containing service rooms and gable entrance, and attached on north a single storey service room with gable stack. Roof hipped, with 3 small inset dormers to each side.*

*Listing NGR: SU1974362898*

Proposals:
Planning permission for a conservatory to the east end of Manor Farm House was granted in1990. This has a glazed roof with the south elevation consisting of 2 sets of double doors flanked by windows. A gable east end contains a single window. It is set behind a brick wall on the north elevation. It is understood that the softwood elements are rotting and the box gutter adjoining the north wall is leaking.

The proposals involve demolishing the existing conservatory, retaining the east and north external walls. The replacement conservatory will be constructed of painted hardwood, painted in Pebble Grey (RAL 7032). The roof will be of timber construction with dark grey single ply roofing membrane, lead flashings and painted timber facias. Rain water goods will be of black cast iron construction. The proposals also involve adding a few extra brick courses, constructed of facing brick to match existing and to remove a small section of render from the east facing internal wall of the main house using hand tools, and once cleaned the bricks will be repointed in lime mortar.

The proposals also included the construction of a brick pier in the dining room. However, this part of the proposal has been omitted from the current applications as the Conservation Officer has requested additional information to fully understand the nature of the structural movement identified in the main dining room, and therefore whether the course of action proposed is appropriate. A new application will be submitted once this has been completed.

Impact upon amenity of occupiers of neighbouring properties:
There are no nearby neighbours that stand to be impacted by the proposed development (the nearest neighbouring property is located at least 31m to the north of the existing conservatory).

Scale, design and material:
The adopted Wiltshire Core Strategy CP 57 requires a high standard of design in any new developments including alterations or extensions to a dwelling. Development is to create a strong sense of place through drawing on local context and being complementary to the locality. The policy seeks for any new development to positively respond to the existing townscape and effectively integrate into its settings.

There are no concerns from a planning perspective, the proposed development is considered to be minor in nature and furthermore, the proposed design and materials are considered appropriate for the setting (brick to match existing in matching stretcher bond with occasional headers in lime mortar; painted hardwood joinery in Pebble Grey RAL 7032, black cast iron RWG's).

Impact upon heritage assets and the character and appearance of the conservation area:
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.

Section 72 of the Act further states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, under or by virtue of any of the provisions mentioned in this Section, 'special attention' shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

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.

The council's Conservation Officer was consulted on the proposals to consider the impact upon the listed building and on the character and appearance of the conservation area and she provided the following assessment and conclusion:

**"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 applications are accompanied by a "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.

The existing conservatory is in a poor condition and is unduly chunky in profile of the timbers. The existing conservatory is already double glazed. The proposed conservatory would have timber sections of slimmer profile and would not be too ornate in design. The conservatory would be in the same location so would have minimal impact on the main house.

The proposed brick pier in the dining room is on the line of an earlier wall. There is evidence of structural movement at the east end of the large beam spanning the width of the room which supports the structural wall of the main house. The nib is proposed to mirror an existing brick pier on the west end. The pier would be of matching facebrick with lime mortar joints in a bond to match the existing.

As such the proposed works would have minimal impact of the significance of this Grade II* listed building subject to conditions.

**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 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. This would be subject to the following conditions:

- All materials
- Brick panel showing brick bond and mortar
- Colour of conservatory
- Details of proposed roof lantern"

The above comments/conditions were brought to the attention of the agent. To avoid having to apply separately to discharge conditions attached to the planning approval, the agent provided revised plans and additional information requested by the council's Conservation Officer, to include joinery details/colour, roof lantern and photographs of the existing brick, bond and mortar (to match proposed new brickwork).

As mentioned above, as further structural investigation is required with respect to the brick pier, this part of the proposal has been omitted from the current application.

The additional/revised information submitted is considered acceptable by the council's Conservation Officer and as such it is not necessary for the suggested conditions above to be imposed on the planning approval.

In consideration of the above, it is concluded that the proposed development will not cause harm to the significance of the listed building or its setting or cause harm to the character and appearance of this part of the conservation area.

Impact upon the North Wessex Downs Area of Outstanding Natural Beauty (AONB):
The proposed development involves alterations to an existing conservatory in the same location. As there will be no encroachment into the open countryside, no harm will be caused to the special qualities of the AONB.

Conclusion:
The proposed application seems fitting with regards to scale, design and materials. The proposals are considered acceptable in the context of its surroundings and in accordance with the general criteria set out in the aforementioned policies of the local development plan.

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**Conditions:** (5)

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

Application Form
Design and Access Statement
Heritage Statement

Plans:
Drg No. M/P/01 Location Plan and Site Plan, received 17/08/2023
Drg No. M/P/04 Proposed Elevations, receivied 17/08/2023
Drg No. M/P/05 Proposed Plan, Elevation & Roof Plan, received 17/08/2023
Drg No. M/P/06 Detail Sections, received 17/08/2023
Drg No. M/P/07 Joinery Details, received 17/08/2023
Drg No. M/P/08 Detail Section, received 17/08/2023

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

3 Any brick to be used in the construction of the development hereby permitted shall match that of the existing conservatory as detailed on drawing no. M/P/07 Joinery Details received 17/08/2023.

REASON: In the interest of preserving the special character of the listed building and its setting.

4 Rainwater goods shall be of cast iron construction and finished in black.

REASON: In the interest of preserving the special character of the listed building and its setting.

5 The render to be removed from the east elevation of the internal wall of the main (as detailed on drawing no. M/P/06 Detail Sections received 17/08/2023) shall be removed using hand tools only. Once cleaned the brickwork shall be repointed in lime mortar.

REASON: In the interest of preserving the special character of the listed building and its setting.