CASE OFFICER'S REPORT

Application Reference:	**PL/2023/05750**
Date of Inspection:	**None in person**
Date site notice posted:	**Sent to applicant, photo on file**
Date of press notice:	**10 August 2023, expiry 31 August 2023**
SITE ADDRESS:	**Peacehaven, Hindon, SP3 6DJ**
PROPOSAL:	**Rooflight to rear**

POLICIES
Wiltshire Core Strategy CP58
NPPF/PPG

CONSULTATION RESPONSES
Parish Council – no comment.

REPRESENTATIONS
None.

ASSESSMENT
Special regard is to be paid to the desirability of preserving the character and setting of listed buildings by section 16 of the Act, and preserving or enhancing the character of CAs by section 72. The NPPF sets out the considerations for heritage assets in section 16, and CP58 of the Wiltshire Core Strategy seeks their protection and enhancement.

Peacehaven was historically a pair of cottages at the end of the NE side of the High St, having a two-storey stone core under a thatched roof and dating from the early C18. A listed village wellhead lies on the pavement close to its front elevation. The single-storey structure on the NW (i.e. left) end has elements of masonry that suggest it was part of the original building. It has since endured much alteration, having garage doors inserted then removed and blocked up with stone and a window (2008, when it was referred to as an annex), a stable door inserted in the NW side, a window and door in the rear elevation, and internal reconstruction forming a kitchen/family room. Photographs show the skilling to be of plasterboard. C20 extensions dominate the rear of the property.

The proposal is for the installation of a single rooflight above the kitchen in the single-storey structure. It is intended to fit between rafters, with none cut, and to use a 'Conservation Luxlite' model, details of which have been provided, including a sketch section. The manufacturer's website shows the model has glass to the edges with no facing frame; it has slightly more upstand than those that lie fully flush with the adjacent tiles, but without significant visible frame it is elegant and in the context of C20 additions is considered to raise no concerns with regard to the character and significance of the LB. There would be no impact on the CA.

CONCLUSION
It is considered that the works would preserve the character and significance of the listed building and the setting of others nearby, and preserve the Hindon CA in accordance with sections 16 and 72 of the Act, the NPPF, and CP58.

RECOMMENDATION:
Approve subject to conditions