Our Ref: BM-C/210738/P3

October 2023

Development Services Central Area
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Dear Sirs,

Town & Country Planning Act 1990

Proposal: Internal and external alterations to main house.

At: Chitterne House, Townsend, Chitterne, Wiltshire, BA12 0LG

PP-12270301

Fowler Architecture & Planning Ltd have been instructed by Mr & Mrs C Seymour ('the Applicants') to submit a Householder and Listed Building Consent application to Wiltshire Council for the above proposed development at Chitterne House, Chitterne.

The application has been submitted via the Planning Portal and comprises:

- Completed application form and certificates;
- Completed CIL Form1 'Additional Information;
- Drawing No. 210738-01: Location Plan at 1:1250 (A3);
- Drawing No. 210738-03: Proposed Site Plan at 1:200 (A1);
- Drawing No. 210738-04: Existing Ground Floor at 1:50 (A1);
- Drawing No. 210738-05: Existing First Floor at 1:50 (A1);
- Drawing No. 210738-06: Existing Second Floor at 1:50 (A1);
- Drawing No. 210738-07: Existing SE and NE Elevations at 1:50 (A1);
- Drawing No. 210738-08: Existing SW and NW Elevations at 1:50 (A1);
- Drawing No. 210738-14: Ground Floor Design Scheme at 1:50 (A1);
- Drawing No. 210738-15: First Floor Design Scheme at 1:50 (A1);
- Drawing No. 210738-16: Second Floor Design Scheme at 1:50 (A1);
- Drawing No. 210738-17: SE and NE Elevations at 1:50 (A1);
- Drawing No. 210738-18: SW and NW Elevations and Section AA at 1:50 (A1);
- Drawing No. 210738-19: Dining Room Elevations at 1:20 (A1);
- Chitterne House HS final version 01.09.23 (heritage statement);

- Planning, Design & Access Statement – Fowlers (see below).

The planning application fee of £206 has been settled directly via the Planning Portal.

Planning, Design & Access Statement

Site & Surroundings

The application site is located centrally within the village of Chitterne, on the southern side of Townsend as that road runs broadly east – west through the village. The site is thus bound to the north by that road, and to the south by Back Lane; to the east is Pitts Lane, a small lane which links Townsend to Back Lane, and to the west is the residential property of The Gate House.

The site accommodates the main property of 'Chitterne House', along with the ancillary 'Chitterne House Cottage'; the property itself is listed at Grade II (see Annex 1 for list description). The site is located within the Chitterne Conservation Area and also within an area designated as 'Special Landscape Area', but is not known to be subject to any other particular constraints.

Planning History

The site has been subject to the following planning applications previously:

- **W/03/00584/FUL & W/03/00586/LBC:** Boundary wall to replace existing asbestos sheet fence
  Approved, 27 May 2003
- **W/06/01006/LBC:** Alterations to three dormer windows
  Approved, 18 May 2006
- **W/09/02377/FUL & W/09/02378/LBC:** Demolition of existing glazed porch on the south elevation (a later extension to this part of the house) and replacement with new loggia.
  Approved, 10 July 2009
- **PL/2022/03754:** Construction of swimming pool and associated plant room.
  Approved, 12 August 2022
- **PL/2023/00442:** Proposed pool house
  Approved, 4 April 2023
- **PL/2023/05648. PL/2023/05897:** External alterations to existing cottage
  Approved, 11th of October 2023.

None of these are considered to be of any direct relevance to this application proposal.

Planning Policies

The Wiltshire Core Strategy (adopted January 2015) is the statutory development plan for the site. Within that Plan the following policies are considered relevant:

- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

The **National Planning Policy Framework** (NPPF, updated July 2019) is an important material planning consideration.

Proposed Development

The application proposals comprise:

- Internal alterations to existing main house. Alterations include but not limited to new timber studwork with plasterboard and skim finish. Re-locate/adjust existing internal doors, new joinery and sliding doors and new bathroom suites.
- Adjust existing NW external door opening to receive new timber casement window to match existing. Infill below proposed window cill with matching brick.

Planning Issues & Considerations

Layout

A new layout is proposed within the existing kitchen, library and sitting room to create a simple kitchen dining area. The existing stud wall partition between the existing library and sitting room will be carefully removed to open this space, with new timber panelling to match existing is proposed. New built-in joinery with sliding doors will maintain the existing separation of the kitchen to the existing library area.

The existing cooker will be removed to reinstate the existing fireplace in the kitchen. It is the intention to retain as many of the existing doors as possible and reinstate/alter them to suit the new layout.

The existing utility and pantry will be converted into a boot room and w/c. The modern sanitaryware and shelving is not considered to hold any historical value and importance to the house. A new timber casement window into the w/c will fit within the existing external door opening with an adjusted cill. Finishes below will match the existing fabric of the house.

Works to the first floor consist of carefully removing an existing cupboard and installing a new timber stud partitions to create a bathroom. All existing skirtings/covings will match existing profiles and materials. The closing of an existing internal window on the landing area, retaining the window.

The second floor comprises of a new bathroom suite and the blocking up of an existing doorway from the hallway area. This will not cause any significant harm to the listed building.

Summary and Close

The application proposal accords with the relevant development plan policies, in particular Core Policies CP57 and CP58 of the Wiltshire Core Strategy. In particular, the proposed swimming pool will cause no harm to either the setting or significance of the designated listed dwelling.

I trust that the enclosed information is sufficient for this application to be registered at the earliest opportunity. Please do not hesitate to contact me should you require and additional information.

Yours faithfully,

B.Melvin-Chick

Ben Melvin-Chick

Architect

FOWLER ARCHITECTURE AND PLANNING

Encs
cc: Clients

ANNEX 1: CHITTERNE HOUSE – LIST DESCRIPTION

"CHITTERNE CHITTERNE ROAD ST 94 SE (east side) 4/4 Chitterne House 11.9.68 GV II Detached house. Late C17, late C18 north east wing, early C20 services. Banded flint and limestone, tiled roof with brick stacks. Two-storey and attic, 5-window. Chamfered plinth, door with 6 fielded panels in architrave with moulded lintel to right of centre, 4-light ovolo-mullioned casement with dropped sill to right and two to left, the left hand with dropped sill. Continuous moulded string course, datestone over door, possibly reset inscribed HEALTH AND / PEACE / THIS HOUSE / INCREASE / 1635 GD. First floor has two single-light and three 4-light ovolo-mullioned casements, stone string course with pulvinated frieze to wooden modillioned cornice of raised eaves. Three C20 attic dormers. Left return has 2-light mullioned casement to ground and first floor, small wooden pointed casement to attic, lead rainwater goods. Five-bay, 2-storey late C18 rear range in English bond brick; French windows and 12-pane sashes, glazed open conservatory, five first floor sashes. Rear of C17 wing to left has 4-light ovolo-mullioned casements, parapet to roof with attic dormer. Early C20 service extension attached to right return, in cavity wall brick with flint and stone front to match C17 range and ovolo-mullioned casements. Interior: entrance hall has stairs with C17 turned balusters, brought here from Heale House (q.v. Woodford C.P.). Dining room has Tudor-arched stone fireplace in corner, plaster frieze with floral design. First floor bedroom over dining room has similar Tudor-arched fireplace, plaster ceiling frieze, landing with panelled dado. Late C18 cast-iron fireplace grates. Joinery includes doors with 6-panels, one C17 planked door with strap hinges in attic. Alterations to exterior and to south east sitting room said to have been made by Lady Eva Dugdale in 1930s."

List Entry Number: 1036438