CASE OFFICER'S REPORT

Application Reference:	PL/2023/08525
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	16 November 2023
Case officer:	Fiona Webb

Site Address:	Nursteed House, Nursteed, Devizes, SN10 3HH
Proposal:	Replace existing part glazed lantern and part flat roof to 2002 Orangery with flat roof including two flat rooflights
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.

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.
Site: The property is a Grade II listed building

Proposal: The proposal seeks to replace an existing part glazed lantern and part flat roof to a 2002 Orangery with flat roof including two flat rooflights
Proposal:
Relevant planning history: K/42599/L and K/42600 – The erection of an orangery (approved)

Issues: Impact on the significance of the listed building

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 “Heritage Report” which provides sufficient information to understand the impact of the proposal and is proportionate to their scope. The requirements of the NPPF are therefore met in this respect.

However, paragraph 195 also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

The existing orangery at Nursteed House was erected in 2002 and comprises a fully glazed room with shallow pitched glazed lantern roof with small flat-roofed area linking back to the original house wall beneath an oriel window. It is constructed in painted timber joinery over a rendered masonry plinth. The window elements are double-glazed.

The existing lantern roof is very low-rise and is largely masked by the eaves fascia and moulding. Internally, there is a small area of flat roof linking the lantern to the house which is failing and regularly leaks.

The proposal is to replace the existing lantern and flat linking roof with a new parapeted flat roof with two triple-glazed flat rooflights. This will allow insulation to be added to the roof, making the room more comfortable and useful throughout the year and reducing heat-loss. The roof edge has been detailed to essentially match the existing eaves detail and rainwater disposal will be via new hoppers and downpipes positioned where there are already rainwater pipes, meaning that the is no need for any new drainage.

In heritage terms there would be no loss of historic fabric or significance and the visual changes would be minimal.

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.

CONSULTATION RESPONSES:
Devizes Town Council – No objection

REPRESENTATIONS:
Trust for Devizes – No objection

RECOMMENDATION:
Consent

REASON FOR GRANTING ~~PERMISSION/~~CONSENT/~~REFUSAL~~:

The proposed works would preserve the special historic interest of the heritage asset in accordance with Sections 16(2) 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 3/10/2023 Existing Elevations, Floor and Site Plan – dated 11/10/2023 Proposed Elevations, Floor and Site Plan – dated 11/10/2023 REASON: For the avoidance of doubt and in the interests of the significance of the heritage assets and their setting.