CASE OFFICER'S REPORT

Application Reference:	PL/2023/07844
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	19 October 2023
Case officer:	Fiona Webb

Site Address:	Baynton Cottage, 18 Horsepool, Bromham, Chippenham, SN15 2HD
Proposal:	Minor renovations and alterations to improve insulation and to ensure longevity, addition of a new window on first floor and two rooflights on North East elevation.
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.

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 property is a Grade II listed building.

Proposal: The proposal is for minor renovations and alterations to improve insulation and to ensure longevity.

Relevant planning history: K/42507 – Replacement garage 2002; K/42730/L & K42731 – Replacement lean-to 2002.

Issues: Impact on significance of listed building; impact on setting of 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 “Design & Access Statement and Heritage Impact 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.

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 listed property is a detached house located approximately within the centre of a large plot surrounded by mature planting. The site has a walled frontage onto the highway with a narrow entrance to the west of the house.

The works proposed would remove previous asbestos lining to interior walls, increase thermal insulation and generally improve existing fabric.

Numerous aspects of the proposed works have been omitted or amended from the original application following negotiations between the conservation officer and the owner/agent. This has included omitting the ensuite and new window from bedroom 1, widening of the first floor hallway and omitting the brick nib to the fireplace in the dining room.

The proposed internal wall insulation is only considered acceptable since the existing internal walls are lined and no damage or alteration would be made to the existing internal features. The proposed increase in height of the balustrading on the first floor landing is only acceptable due to the dangerous low handrail height. These works have been carefully considered and are sensitive detailed.

The removal of the existing kitchen ceiling and insertion of conservation roof lights is only acceptable since the existing ceiling is modern and as such there would be no loss of historic fabric.

The proposed new floor in the utility/plant room is proposed to be limecrete. This will be conditioned as part of the proposed works.

Also, the applicant wishes to carry out limited opening up works to the fireplace in the drawing room in order to assess whether it may be possible to raise the lintel height of the fireplace, these works will again need to be conditioned as part of this application.

In addition, the applicant wishes to raise the ground floor timber floors to carryout insulation. The floorboards will need to be numbered to ensure an exact reinstatement. This work will again need to be conditioned as part of this application.

The minor alterations as detailed will remove an asbestos health hazard, increase insulation levels and generally improve the living standards of the property which will help to secure the longevity of this historic asset for continued generations of the family use. As such in heritage terms these proposals are considered acceptable.

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:
Bromham Parish Council – No comment

REPRESENTATIONS:
2 comments from members of the public – support

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: (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 works hereby granted consent shall be carried out in accordance with the following approved plans and documents: Location Plan – dated 13/09/2023 Proposed Block Plan – dated 10/11/2023 Proposed NE Elevation – dated 10/11/2023 Proposed Balustrade Details – dated 10/11/2023 Proposed SE Elevation – dated 10/11/2023 Proposed Section – dated 10/11/2023 Proposed Floor Plans – dated 10/11/2023 Existing Elevations – dated 13/09/2023 Existing Ground Floor Plan – dated 13/09/2023 Existing First Floor Plan – dated 13/09/2023 Existing Elevation 4 and Section AA – dated 13/09/2023 Design & Access Statement – dated 13/09/2023 REASON: For the avoidance of doubt and in the interests of the significance of the heritage asset and its setting.

3 Notwithstanding the approved drawings, prior to works to the fireplace, a report of the initial investigations to include photos where required, detailing any structural works (such as lintel support) shall be submitted to and approved in writing by the Local Planning Authority. A drawing of the proposed opening shall also be provided once informed by the initial investigative works and submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its historic fabric.

4 Notwithstanding the submitted details, no works in relation to the replacement floor within the existing utility/plant room shall be undertaken until full details (to include a section drawing and materials) of the proposed floor have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details.

REASON: Inadequate information has been provided to clarify the proposals and is required to ensure that no harm is caused to the special interest of the listed building.

5 All existing floorboards on the ground floor that are to be lifted (for the installation of insulation) shall be identified and individually numbered on a floor plan, to enable the floorboards to be accurately reinstated in their original locations within each room.

REASON: To preserve the special interest of the listed building and its historic fabric.