CASE OFFICER'S REPORT

Application Reference:	PL/2023/07291
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	19 October 2023
Case officer:	Fiona Webb

Site Address:	Broadwell Leigh, 25 White Street, Market Lavington, Devizes, SN10 4DP
Proposal:	Retrospective - Replace emergency repair works to front and some side elevation, replace 1980's window to front side elevation. Reinstate wooden gates to driveway.
Recommendation:	Approve

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.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay **special attention** to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

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 located within Market Lavington Conservation Area.

Proposal: The proposal seeks retrospective consent to replace emergency repair works to front and some side elevations, replace the 1980's window to the front and side elevation. In addition to reinstate the wooden gates to the driveway.

Relevant planning history: 20/06779/FUL – Two and single storey extension to side and rear of property and pitched roofs to dormer windows (approved)

Issues: Impact on significance of listed building; impact on character and appearance of conservation area

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 and Access Statement and a Heritage Statement" which provides sufficient information to understand the impact of the proposal and is proportionate to the 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.

There are three elements of retrospective works to consider as part of this application – the reinstatement of emergency works; the replacement of a window; and the erection of gates. Each aspect is discussed in turn below:

i) Reinstatement of emergency repairs - during recent maintenance to the front and side wall, including removal of hard cement render, the wall was repaired with concrete blocks. The proposal is to replace the emergency repair and infill the 1980's opening with reclaimed bricks of a type, colour and size as used throughout the rest of the building. This would reflect other similar neighbouring buildings treatment of filled in openings. A further repair to the base of a rotted post, with oak of the same dimensions as the original. This opening and the front elevation would be finished in lime render, to replace the 1960/1950's hard cement render. Restoring the traditional appearance of the building and historic street scene. In heritage terms, the removal of the concrete block and reinstatement of the walling with handmade red bricks is considered acceptable. Also is the like for like repair of the timber post.

ii) Replacement of a window – During the emergency repair works, the 1980's window was found to be in poor condition, and was unsympathetic and modern in appearance. The proposal seeks to replace this window with a flush fitting casement, similar in appearance to other windows in the cottage. In heritage terms the window would be more sympathetic in appearance and would be sensitive to the appearance of the building.

iii) Erection of external gates - Historic photographs of the property show a pair of ledged and braced wooden gates. These gates had been removed and replaced with some low level metal gates by August 2002, however by 2019 the gates were no longer operable and were broken. The proposal is to replace the 'modern' gates with timber gates of traditional construction in order to match the original ledged and braced gates. In heritage terms this would restore the appearance of the street scene, would be appropriate to the setting of the listed building.

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:
Market Lavington Parish Council – No objection

REPRESENTATIONS:
None

RECOMMENDATION:
Consent

REASON FOR GRANTING ~~PERMISSION/~~CONSENT/~~REFUSAL~~:
The proposed works would preserve the special historic interest of the heritage assets in accordance with Sections 16(2) and 72(1) 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: (1)

1 The works hereby permitted are in accordance with the following approved plans:

Location Plan – dated 25/08/2023
Site Block Plan – dated 18/09/2023
Elevations – dated 19/09/2023
Window Joinery Details 1 and 2 – dated 19/09/2023
Window Specification Details – dated 20/09/2023
Gate Specification – dated 17/09/2023

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

Informatives: (1)

2 The applicant is reminded of the need to obtain separate planning permission for the

retention of the timber entrance gates in addition to this listed building consent.