# Wiltshire Council Planning Consultation Response

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Wiltshire Council Conservation (South and West - part)

Officer's Name: Gen Collins
Officer's Title: Senior Planning Officer

**Application No:** **PL/2023/06363**

BAPTON MANOR FARM, BAPTON, WILTSHIRE, BA12 0SB

Change of use of an existing agricultural building which has been used as a commercial car garage, use class B2, into a Class E(d). Existing cladding and roof to be replaced and lower roof slope to be raised to match main roof slope.

Please find following comments in respect of the above application(s).

**Recommendations:**

| | |
|---|---|
| x | ~~No~~ comment |
| | Support in principle subject to amendments to the scheme (as set out below) |
| | Support subject to conditions (as set out below) |
| | Object (for reasons set out below) |
| | No objections |

**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.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance." 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.

Wiltshire Council's Core Strategy Policy CP57 'Ensuring high quality design and place shaping': A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

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 (amongst other things) "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" and "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 and assets considered**:

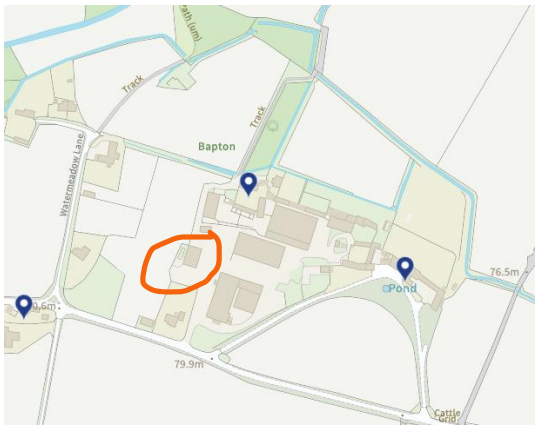
Bapton Manor is a grade II listed manor house. The list description reads as follows:

*'Country house. Probably C17, rebuilt mid C18, extended C19 and C20. Dressed limestone, Welsh slate hipped roof, brick stack to right of centre and stone stack to left. Two-storey, 5-window C18 front. Centre bay breaks forward with chamfered quoins and double 6-panelled doors in moulded architrave with broken segmental pediment, two 12-pane sashes either side, moulded plat band to first floor; centre bay with round-arched sash and two 9-pane sashes either side, moulded cornice to blocking course and pediment over centre bay. C19 single-storey addition to left and C20 extension attached to right with sashes. Right return has 3-light and 2-light casements, 2-storey service wing with casements. Rear of main range has stone C19 porch with double doors, 9-pane sash lighting stairs, gabled late C19 wing to right with sashes, 2- storey C19 square bay window and casements to services left, 8-pane sash, tripartite sash and 9-pane sashes to centre. Interior has 6-panelled doors in moulded architraves, C19 staircase, dining room has doors with 2 or 6 fielded panels, first floor sitting room at front of house with C18 eared egg and dart moulded fireplace. The arrangement of entrance passage to rear of large stack suggests a C17 or earlier plan type, but no other features of this date survive and roof not accessible at time of survey (May 1987), house rebuilt 1730. (N. Pevsner, The Buildings of England, Wiltshire, 1975)'*

And The Old Dairy House, also listed grade II:

*Detached house. Mid to late C17. Rubble stone, thatched roof with coped verges, stone stack to right gable end and axial brick stack. T-plan, baffle entry. Single-storey and attic, 2-window. Planked door in thatched porch to right of centre, 2-light recessed chamfered mullioned casement with hoodmould to left and 3-light to right, single-light casement lighting stairs to left of door. Attic has eyebrow dormer to left with 3-light mullioned casement, full gable to right*

*with 2-light mullioned casement and single- light over. Left return has two 2-light mullioned casements to ground floor and 3-light over. Rear has central single-storey wing with planked door and 2-light mullioned casements with hoodmoulds, two 2-light mullioned casements to rear of main range to right and blocked window to left. Interior not accessible at time of survey (April 1987).*




The farmyard is laid out to the west of the house and to the south of The Old Dairy House. Structures within the curtilage of a listed building which pre-date July 1948 can be deemed to be covered by the listing for the principal dwelling, in this case, Bapton Manor. Such structures are commonly referred to as 'curtilage listed'.

*Know Your Place* – 1898-1939 OS map




Judging from the OS map, the barn post-dates the mid 20th century and as such, would not be considered curtilage listed. And indeed, the photos within the Design and Access statement suggest the barn is modern.

**Proposal**:

The application proposes the conversion of an existing redundant barn into a leisure facility (ski training centre).

In terms of physical proposals, the implications are:

- Alterations to the profile of the roof (raised by 1.5m);
- Replacement of the existing corrugated roofing;
- Replacement or cladding of the walling with vertical timber cladding;
- Replacement of RWGs with new (PVCu);

Presumably an allocated parking area which may be defined and an increased number of cars?

**Issues**: impact on the **setting** of Bapton Manor and The Old Dairy House, both grade II listed buildings.

**Information considered/provided**: Paragraph 194 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. In this particular case, there is no such assessment.

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.

**Assessment**:

The existing building is of no historic interest and is of shabby appearance. The proposals are modest and would improve the appearance of the building and as such I have no objection to the actual physical works.

However, at the moment the building is a redundant agricultural building (or have I got that wrong?) and as such, vehicle movement is presumably infrequent and of an agricultural character in keeping with the farmyard. The proposed commercial use may trigger more vechicular movements, require signposting, more parking and hard landscaping to delineate parking areas. These 'unknowns' would potentially erode the agricultural character of the farmyard and have an adverse effect on the setting of The Old Dairy Cottage which derives part of its significance from its agricultural setting.

As such, I am unable to judge at present, whether the proposals would preserve the setting of the listed buildings, in particular The Old Dairy Cottage.




**Summary & conclusion**:

Section 66 of the Planning (LBCA) Act 1990 requires that *'development which affects a listed building or **its setting**, the local planning authority ……..shall have **special regard** to the desirability of preserving the building **or its setting** or any features of special architectural or historic interest which it possesses*.'

Paragraph 206 requires that LPAs should *'look for opportunities for new development within Conservation Areas…..**and within the setting of heritage assets**, to enhance or better reveal their significance'.*

The building is of no historic merit however it is sited within a farmyard which contributes to the significance of both designated heritage assets. The physical works to the barn, from the conservation perspective, are uncontentious, however, the impact of the proposals in respect of the character of the farmyard are insufficiently articulated. **As such, I have reservations**.