CASE OFFICER'S REPORT

Application Reference:	PL/2023/07904
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	19 October 2023
Case officer:	Alex Marsh

Site Address:	MANOR FARM, CRESSWELL LANE, LEA, MALMESBURY, SN16 9PE
Proposal:	Targeted death watch beetle treatment in previously converted listed barn (dwellinghouse) and curtilage listed barn (storage building).
Recommendation:	Approve

Policies:
The main statutory tests for the historic environment 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 th

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.

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.

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.

Planning Practice Guidance Historic Environment provides context to 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."

Relevant Heritage Assets:
Barn to south of Manor Farmhouse Creswell Lane grade II
Lea Conservation Area

Site and assets considered:

Manor Farm is a converted barn located to the lane in front (south) of Manor Farmhouse. The barn is 18th century built in coursed rubble stone and stone slate roof half hipped to the east end. It has an attached shelter shed with gabled stone slate roof to west end onto the lane supported on wooden piers. The interior includes an original butt purlin collar and tie beam structure. The barn has a smaller outbuilding to the north between the listed barn and the Farmhouse which is in the curtilage of the listed barn and is considered curtilage listed.

Manor Farm is located on Cresswell Lane, on the edge of the village of Lea and within the Lea Conservation Area located 2.5 km east of Malmsbury.

Proposal:
The proposal is to retreat the structural timber for death watch beetle.

Relevant planning history:
The barn was converted to a residential use under planning and Listed Building Consent in 1995 and amended in 1999. N/95/2216/F and N/95/2217/LB and N/99/01015/COU and N/99/01006 LBC

The curtilage listed barn underwent structural repairs in 2022 under Listed Building Consent Ref 2022/00136 and it was during these works that active beetle lava was observed.

Issues:
The impact of the proposals to the historic fabric that form part of the significance of the listed building.

Information considered:
The application includes floor plans with areas of treatment indicated and a Heritage Design and Access Statement.
Significance The NPPF defines significance as the “value of a heritage asset to this and future generations because of its heritage interest.

The interest may be architectural, or historic as set out in the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 S 1.

Significance derives not only from a heritage asset’s physical presence, but also from its setting.” Historic England assesses significance in a similar manner, referring to evidential, historic, aesthetic and communal values of a place.

In this case the significant elements of the listed building are the historic timber structural fabric, affected by beetle lava, including lintels, trusses and wall plates.

Discussion of impact of proposals on the identified significance:
The main Barn and curtilage listed barn to the north were treated for insect damage prior to the current owners purchasing the property. These works included the exposed timbers in Manor Farm and the curtilage listed barn were. This treatment was done without the benefit of Listed Building Consent.

Following evidence during recent structural repairs to the curtilage listed barn, that there was continued deathwatch beetle activity. The company who undertook the previous treatment has returned to survey the timber structure and have found beetle lava activity in both the main barn and the curtilage listed barn. There advice is a retreatment of the timbers in the Barn and curtilage listed barn.

The retreatment will use Probor 20 by drilling and injecting into the timbers, where possible existing holes will be used to inject the treatment and the area will then be painted with the treatment. The Probor will it is understood leave no visual impact on the character of the heritage assets and should ensure the future integrity of the lintels, wall plate and trusses in both buildings.

Heritage Conclusion and balance:
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 NPPF paragraph 202 allows that a level of harm may be offset by public benefits, which could include conservation benefits.

The works are minor and have a neutral impact but are considered to preserve the significant structural timber fabric of the Manor House and curtilage listed barn house including lintels, wall plates and trusses.

The proposal is well explained and justified in respect to significance in the heritage statement. There is no impact on the character and appearance of the Conservation Area.

On this basis the treatment works do not require a specific justification and the proposal will benefit the occupants and the use of the properties into the future by preserving existing fabric in the property.

This proposal is therefore in line with the National Planning Policy Guidance advice on the Historic Environment which advises public benefits can include securing the future use of a heritage asset in support of its long term conservation.

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 development hereby permitted shall be carried out in accordance with the following approved plans and documents: Block Plan 23020/01 Rev A 10.09.2023, Curtilage Barn Plan/ Section 23020/02 Rev A 12.09.2023, Manor Farm Plan/Section 23020/03 Rev A 10.09.2023

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