CASE OFFICER'S REPORT

Application Reference:	PL/2023/07558
Application Type:	Listed building consent
Site Inspection:	
Consultation ends:	06 October 2023
Case officer:	Selina (Nina) Parker-Miles

Site Address:	STOCKTON HOUSE, STOCKTON, WARMINSTER, BA12 0SQ
Proposal:	Removal and replacement of a modern greenhouse and minor addition to the garden wall.
Recommendation:	Approve with Conditions

Proposal and Site Description

This application relates to Stockton House a grade I listed dwelling located within Stockton near Warminster. The garden walls around the entrance courtyard are also separately listed as Grade II, as are the stables and carriage house on the north-west side and gate piers into the north-west side of stable courtyard. The host dwelling is a large detached house set within extensive grounds accessed via a long drive with a large parking area to the front elevation. The application lies within the Stockton Conservation Area, within the Cranborne Chase AONB and within the Salisbury Plain Special Protection Area.

The application is for the removal of an existing greenhouse (abutting the garden wall) and its replacement with a salvaged historic greenhouse. The proposals also entail raising a short section of the brick wall. he proposed scheme is also subject to a sister application for householder consent, reference PL/2023/07505.

Policies

National Context:

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

Local Context:

CP2 Delivery Strategy
CP31 – Spatial Strategy for the Warminster Community Area
CP50 – Biodiversity and Geodiversity
CP51 – Landscape
CP57 - Ensuring High Quality Design and Place Shaping
CP58 - Ensuring the Conservation of the Historic Environment
The Cranborne Chase AONB Management Plan 2019-2024
Salisbury Plain Special Protection Area

Key Issues

Principle of Development
Impact on the Grade I Listed Building

Relevant Planning History

14/04814/LBC Installation of new garage doors. Creation of temporary floor within the stable block, redevelopment of chapel flat to provide updated accommodation, internal alterations to main house - Approve with conditions

14/04845/FUL Creation of new tennis court and redevelopment of external storage sheds - Approve with conditions

14/06541/FUL New external door to Garden Annexe - Approve with conditions

14/06618/LBC New external door to Garden Annexe - Approve with conditions

14/)8746/FUL Removal of fish pool, creation of outdoor swimming pool and erection of pavilion - Approve with conditions

14/08848/LBC Removal of fish pool, creation of outdoor swimming pool and erection of pavilion - Approve

14/09718/LBC Internal alterations to main house and Garden Annexe, upgrading of internal services, replacement of lead downpipe to west elevation, removal of 2no. timber porches, partial lime washing and new external vent to east elevation of chapel - Approve with conditions

14/11962/FUL Demolition of existing wood stores and workshops. Proposed erection of new plant room, vehicle shed, & workshops, and installation of new yard gates. - Approve with conditions

15/00034/LBC Demolition of existing wood stores and workshops. Proposed erection of new plant room, vehicle shed, & workshops, and installation of new yard gates - Approve with conditions

15/08625/FUL Raise height of a garden wall, general landscaping, installation of CCTV cameras, relocation of railings and paving - Approve with conditions

15/08737/LBC Roof lights, new doors and access hatch, alterations to ceiling heights, removal of eaves storage cupboard. Installation of exterior lights and CCTV system, raise height of a garden wall, lead capping to string coursing and replacement of soil pipe to match existing - Approve with conditions

15/10312/FUL Conversion and Change of Use of western and northern areas of ground floor to office B1 use. Conversion of loft area to flat as occasional residential accommodation ancillary to main House - Approve with conditions

15/10387/LBC Conversion and Change of Use of western and northern areas of ground floor to office B1 use. Conversion of loft area to flat as occasional residential accommodation ancillary to main House - Approve with conditions

16/00619/FUL Plant room extension to pool pavilion building, raising of garden wall and reorientation of proposed tennis court - Approve with conditions

16/01015/LBC Plant room extension to pool pavilion building, raising of garden wall and reorientation of proposed tennis court - Approve with conditions

20/09733/FUL Installation of new borehole ground source heat pump - Approve with conditions

Pl/2022/09393 Installation of a log cabin - Approve with conditions

Pl/2022/09723 Installation of a log cabin - Approve with conditions

PL/2022/09461 Conversion and change of use of former stables to office accommodation and occasional residential accommodation ancillary to the main house - Approve with conditions

PL/2022/09595 Conversion and change of use of former stables to office accommodation and occasional residential accommodation ancillary to the main house - Approve with conditions

PL/2022/09443 Repair and extension of the Apple Store - Approve with conditions

Pl/2022/09689 Repair and extension of the Apple Store - Approve with conditions

Consultation Responses
Stockton Parish Council - No comments received
Wiltshire Council Conservation Officer - No objection

Representations
Consultation consisted of advertisement by site notice and neighbour notification. No representation letters were received.

Planning Considerations and Assessment
Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

Principle of Development
The proposed development comprises an alterations and additions to an existing residential property set in an established residential curtilage within the settlement boundary of Warminster. The proposed development is wholly within the residential curtilage and as such the principle of development is acceptable subject to the following considerations.

Impact on the Setting and Significance of the Listed Building
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. Section 66 requires that special regard be given to the desirability of preserving listed buildings and their settings. The NPPF outlines government policy for planning. It sets out three overarching objectives for the planning system in the interests of achieving sustainable development – an economic objective of building a strong economy; a social objective of fostering well-designed, beautiful and safe places and an environmental objective of protecting and enhancing our natural, built and historic environment.

Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out policies concerning heritage and sustainable development and requires a balanced approach. 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.

Barton House is an early 16th century Grade I listed country house. The application relates to a greenhouse set within the private residential curtilage of the host dwelling, the greenhouse abuts the red brick walled garden to the north of the main dwelling. Whilst not separately listed, it is considered to be a 'curtilage listed structure'.



The official list entry from Historic England states;

'Country house. 1580s for John Topp, altered 1802 by Jeffry Wyattville, restored and altered by Benjamin and B.J. Ferrey, 1877-82. Banded limestone ashlar and flint, tiled gabled roofs with coped verges and stone stacks. Two-storey and attic, 5- window north west front. Three-storey porch to right of centre; round-arched opening and Tuscan order with urns to ground floor, 4- light mullioned and transomed window to first, 3-light mullioned casement to attic, strapwork cresting and obelisk pinnacles, 3- light and 4-light mullioned and transomed casement either side of porch to ground and first floors, lintel string courses, two attic gables left and right with 3-light mullioned casements with hoodmoulds. Right return has central Tuscan porch, possibly early C19 with double half-glazed inner doors, 4-light mullioned and transomed casement either side, three to first floor and three attic gables with 3-light mullioned casements with hoodmoulds. Rear has four 4-light mullioned and transomed casements to ground and first floors, four attic gables with 3-light mullioned casements; all mullioned and transomed windows have ovolo moulds and attic windows are hollow-moulded.

Lead rainwater goods dated 1879. Two-storey 1870s rear service and nursery wing with banded masonry as main house, mullioned casements, parapet with strapwork panels, tower on north side with strapwork cresting and finials. Left return of main house, overlooking service court, has 5-light and 4-light mullioned and transomed windows, ledged door, two attic gables with 3-light ovolo or hollow-mullioned casements. Interior: house retains some exceptional late C16 plaster ceilings, carved fireplaces and panelling.

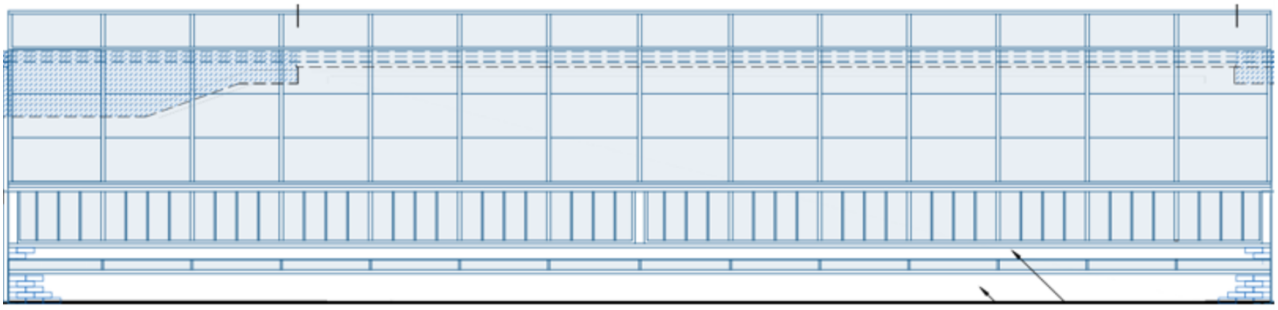
Entrance hall on south west side remodelled by J. Wyattville 1802; stairs rise up in two arms, cross hall on bridge and divide again into two, cast-iron balusters and wreathed moulded handrails, reeded door architraves with paterae. Outer hall on north west side altered since 1905, now contains reset French stone fireplace, reset Tudor-arched oak doorways. Dining room in west corner has Tudor-arched stone fireplace. White Drawing Room in south corner has plaster ceiling T with curvilinear thin ribs, strapwork frieze with initials I M and wainscot panelling and one niche, fine stone fireplace with columns, square surround, strapwork friezes and overmantel with heraldic arms. First floor: music room over main entrance has rich plaster ceiling with flat ribs and fruit, animals and flowers, wainscot panelling with Corinthian pilasters and scrolled frieze, stone fireplace with coupled columns and richly-carved overmantel, reset doorway with ornate carving at south end. South bedroom has ribbed ceiling with floral motifs, wainscot panelling and Ionic

fireplace. Sitting room on east side has good plaster ceiling with pendant, panelling, unusual fireplace with caryatids, strapwork and overmantel with cartouche depicting Daniel Ch.3 v.25 and two figures. Bedroom in east corner has ribbed plaster ceiling, Tudor-arched fireplace, carved wooden overmantel, full panelling with guilloche frieze, door with cock's head hinges. Large bedroom on north side has curvilinear-ribbed plaster ceiling with initials ER and royal arms, Tuscan stone fireplace with overmantel with strapwork cartouche of arms of James I and caryatids. North-west bedroom has early C19 marble and pine fireplace with egg and dart surround, 6-panelled doors. 1870s nursery wing has 6-panelled doors and tiled and cast-iron fireplaces. C17 Chapel range attached to left of entrance front in chequered flint and stone, three 2-light mullioned windows with arched lights and one 2-light ovolo-mullioned casement, 2-storey bay to right with semi-circular gable, rear facing stable court has three; mullioned casements with arched lights, oval gable end window; interior not inspected. A fine example of a Wiltshire Elizabethan house with especially good interior. (Country Life, Oct.21, 1905; N. Pevsner, The Buildings of England, Wiltshire, 1975; The Builder, 1882)

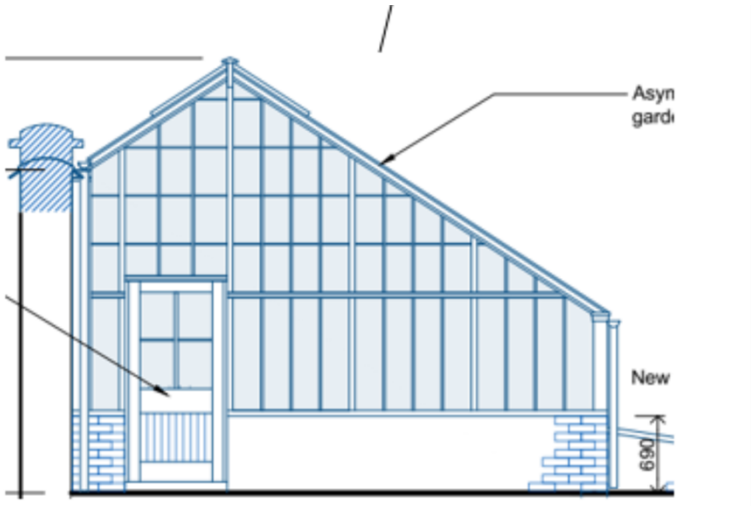
The application seeks permission for the removal of the existing modern greenhouse that abuts part of the walled garden (pictured below) with replacement of a salvaged historic greenhouse, set on a slightly larger footprint and increase in height. The development would involve increasing the height of the garden wall to accommodate the larger structure and hidden gulley feature.



Image of the greenhouse to be replaced



Proposed front east elevation



Proposed side south elevation

The Local Authority Conservation team was consulted on the proposed scheme and had the following points to offer:

"*<u>Site and assets considered:</u> Stockton House is a grade I listed building. The 'garden walls around the entrance courtyard' are separately listed at grade II, as are the 'stables and carriage house on the north-west side' and 'gate piers into north-west side of stable courtyard'.*

The walled garden is enclosed by a red brick wall. Whilst not separately listed, it is considered to be a 'curtilage listed structure'. (The applicant's heritage consultant concurs – hence the LBC application as well as the planning application). The house and associated structures are within the Stockton CA.

<u>Proposal:</u> The application is for the removal of an existing greenhouse (abutting the garden wall) and its replacement with a salvaged historic greenhouse. The proposals also entail raising a short section of the brick wall.

<u>Issues</u>: Impact on the significance of the listed building and conservation area.

<u>Information considered/provided:</u> Paragraph 194 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This includes conservation areas ?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.

<u>Assessment:</u> The heritage consultant notes that the existing greenhouse is modern and added by the previous owner during the 1990s. The works included raising the height of the original garden wall behind the greenhouse with red brick and a concrete capping. As such, the interest of the existing greenhouse is neutral, although it is of a design, and one imagines, in a position, that adds to the interest of the walled garden as an entity.

The proposal is to replace the existing greenhouse with a reclaimed greenhouse. The consultant says: 'the proposed greenhouse is thus of far more appropriate character than the 1990s greenhouse it will replace'. The 'new' greenhouse would need the 'localised addition of 9 courses of matching brickwork to the garden wall to increase the height of the wall slightly to accommodate the larger dimensions of the replacement greenhouse' (it being slightly longer and taller than the existing). And 'the 1990's capping stone will be
replaced with a profile ore in keeping with the original wall'.

On balance, I concur the impact would be neutral. The replacement conservatory, being Victorian, would be a more appropriate structure. The replacement of the concrete copings with an

appropriate detail (to condition) would be an enhancement. That the existing wall needs raising could be viewed as a negative but as the consultant notes, the wall steps up and down in various locations and as such, the additional courses would not harm the garden ensemble.
Summary & conclusion: Section 66 of the Planning (LBCA) Act 1990 requires that the LPA have special regard for preserving the interest of listed buildings or works within its setting. Section 72 of the Planning (LBCA) Act 1990 requires that works enhance or preserve the character of the conservation area. The proposed greenhouse is very similar in character to the existing, as such the impact on the CA would be 'neutral'. In terms of the setting of the listed building, there would be a slight enhancement in view of the more authentic character of the proposed greenhouse. In terms of the raising of the wall, this would not harm the interest of the walled garden given the various stepped changes and the proposal to replace the existing concrete copings in this area would offer an enhancement. AS such, I consider the proposals in accordance with Sections 66 and 72 of the Act, CP58 and Chapter 16 of the NPPF'

The use of sympathetic materials is supported, and it is considered that the proposed structure would sit comfortably within the built envelope of the immediate setting and wider landscape. It is considered that the proposed development would by virtue of its height, scale and design constitute complementary additions to the host dwelling that would appear commensurate to the size of the property and plot. The development would therefore comply with Policy CP58 of the Wiltshire Core Strategy, Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 and Chapter 16 of the NPPF.

RECOMMENDATION: Approve with conditions

Conditions: (4)

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:
Site Block Plan DWG No 4001
Site Location Plan DWG No 4000
Existing Elevations DWG No 1200
Existing Floor and Roof Plan DWG No 1000
Proposed Ground Floor Plan DWG No 2000

Proposed Elevations DWG No 2200
Proposed Roof Plan DWG No 2001
Dismantling Ground Floor Plan DWG No 5000
All Plans Received 04.09.2023

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

3 The materials to be used in the construction of the garden wall of the development hereby permitted shall match in material, colour and texture those used in the existing historic wall.

REASON: In the interests of visual amenity and the character and appearance of the area.

4 The existing concrete copings are to be removed, and details of the replacement copings shall be inspected and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved materials.

REASON: In the interests of visual amenity and the character and appearance of the area.