Our Ref: BL/190924/P1

November 2023

Wilshire Council
County Hall
Bythesea Road
Trowbridge
BA14 8JN

Dear Sirs,

Town and Country Planning Act 1990
Planning (Listed Buildings & Conservation Areas) Act 1990

Proposal: Installation of 4No. conservation rooflights to existing outbuilding

At: The Old Rectory, Newton Toney, Wiltshire SP4 0HA

PP- PP-12570212

Fowler Architecture & Planning Ltd have been instructed by Mr and Mrs Bischoff ('the Applicants') to submit a Householder Planning Application & Listed Building Application in respect of the above proposed works at The Old Rectory, Newton Toney. The application has been submitted via the Planning Portal and comprises:

- Completed application form;
- Completed CIL forms (Form 1: Additional Information);
- Drawing No. 190924-100: Proposed Site Plan at 1:200 (A1);
- Drawing No. 190924-101: Proposed Design Scheme; Garage at 1:200 (A1);
- Planning and Heritage Statement – Fowlers (see below).

Planning and Heritage Statement

Site and Surroundings

The Old Rectory is located in the village of Newton Tony, a rural village in Wiltshire close to the border of Hampshire and approximately 14km north-east of Salisbury. The site is situated in an elevated position on the north eastern edge of the village and is accessed by a private drive which runs adjacent to, and beyond St Andrew's Church. The site comprises of the red brick and clay tiled roof property, which sits within its own grounds encompassing mature gardens, a tennis court, swimming pool, outbuildings and, a walled garden; bordered by surrounding paddocks and farmland.

The Old Rectory itself is Grade II listed. It is described in the listing as:

> *Parsonage, now house. 1778 for Rev J. Akins. Flemish brickwork on stone plinth, and tiled roof. Two storeys and attics, central- entrance hall with flanking drawing room*

and study, and passage to rear with stair and kitchen to left, drawing room and later kitchen to right. Elevation of 5 window bay with central 6-panelled door in arched recess, pilaster doorcase with consoles supporting open pediment. Flush framed 12-paned sashes, those to left drawing room set lower, the ground floor openings with segmental heads. Canted bay to dining room on right return. Brick dentilled eaves. Roof hipped, with 2 hipped dormers on left return. Stacks on rear walls of front rooms. Interior has plaster cornice to drawing room, panelled dado to study and black marble fireplace with Edwardian surround to dining room. Good iron fireplace to first floor. Some reset C12 stones by rear door, probably from earlier church. (RCHM Survey)

The site is situated within the Newton Tony Conservation Area; however, it is not subject to any other known constraints.

Planning History

A review of the council's website reveals that the site has been subject to a number of previous planning applications, the most recent of which are listed below:

- 18/01627/LBC and 18/01490/FUL: Partial removal, alterations and repairs to garden wall. Approved 10.04.2018
- 17/10452/LBC and 17/09688/FUL: Removal and replacement of existing garage outbuilding. Approved 15.12.2017
- 20/05748/FUL: Formation of new outdoor swimming pool

Planning Policy Context

The Statutory Development Plan for this site is the Wiltshire Core Strategy (adopted January 2015) and Saved policies of the Kennet District Local Plan 2011. Within these plans, the following policies are considered relevant:

- Core Policy 1: Settlement Strategy
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Policy H31: Replacement Dwellings and Extensions in the Countryside

The National Planning Policy Framework (NPPF, revised) is also an important consideration. In particular Section 16 (paragraphs 184-202) dealing with the historic environment advises that local authorities should take account of the particular significance of any heritage asset when considering the impact of the proposals (paragraph 190).

Proposal

This application seeks permission for the installation of four conservation rooflights to an existing outbuilding within the curtilage of The Old Rectory. The building is currently used as a games room and office.

Planning and Heritage Assessment

Design and Heritage Impact

As stated above, The Old Rectory is Grade II Listed and sits within the Newton Toney Conservation Area, and as such the proposal needs to be treated sensitively. CP58 seeks to ensure that development "*protects, conserves and where possible enhances the historic environment".*

The Outbuilding itself dates back to at least 1839 based on historic Tithe Map data and is therefore deemed to be Curtilage Listed. It is of a poor construction and does not positively contribute to the historic value of the site.

The site is well contained by generous level of existing shrubs and tree planting along the boundaries. Given this, and that the proposal is only to implement rooflights with the existing roof structure and that the siting of the outbuilding is towards the rear of the dwelling, views from the public realm are limited and it is not considered that there will be any adverse impact on the character of the conservation area.

In the context of the NPPF (paragraphs 195-196), it is therefore considered that this proposal will cause no harm to the significance of the designated heritage assets.

Given that The Old Rectory is set back some distance from the road, the nearest neighbouring property lies over 80m to the south-east.

Summary

This application proposal has been shown to comply with the relevant development plan policies, in particular Policy CP58 of the Wiltshire Core Strategy. No other material considerations indicate that the development should not occur.

The requisite application fee of £206 has been paid via the planning portal. I trust that the enclosed information is sufficient for this Application to be registered at the earliest opportunity. However, if you require further information then please do not hesitate to contact me.

Yours faithfully,

Ben Lilley BA(Hons)

FOWLER ARCHITECTURE AND PLANNING

Encs cc: Clients