CASE OFFICER'S REPORT

Application Reference:	2023/07607
Site Address:	Alderbury House, Tunnel Hill, Alderbury
Date of Inspection:	N/A
Date site notice posted:	22.09.2023
Date of press notice:	21.09.2023

POLICIES

National Planning Policy Framework
Section 2 Achieving Sustainable Development
Section 12 Achieving Well Designed Places

Wiltshire Core Strategy
Core Policy 1 Settlement Strategy
Core Policy 2 Delivery Strategy
Core Policy 57 Ensuring high quality design and place shaping
Core Policy 58 Conservation

ISSUES

- Principle of development including design and scale;
- Impact on the setting of the Listed Building

REPRESENTATIONS

Alderbury Parish Council – Support the application

Historic England – no comment and defer to WC Conservation Officer

WC Conservation - As noted in the application, the existing garden features which are the focus of this application, are recent introductions. As such, listed building consent is NOT required but planning permission is (setting of a LB).

I have no objection to the proposals which I consider will enhance the setting of the LB in accordance with section 66 of the PLBCA Act 1990 as well as paragraph 206 of the NPPF. I would recommend a condition requiring all stone to be natural stone (Chicksgrove).

Third Party Representations – one letter supporting the proposal and admiring the owners for taking on the challenge.

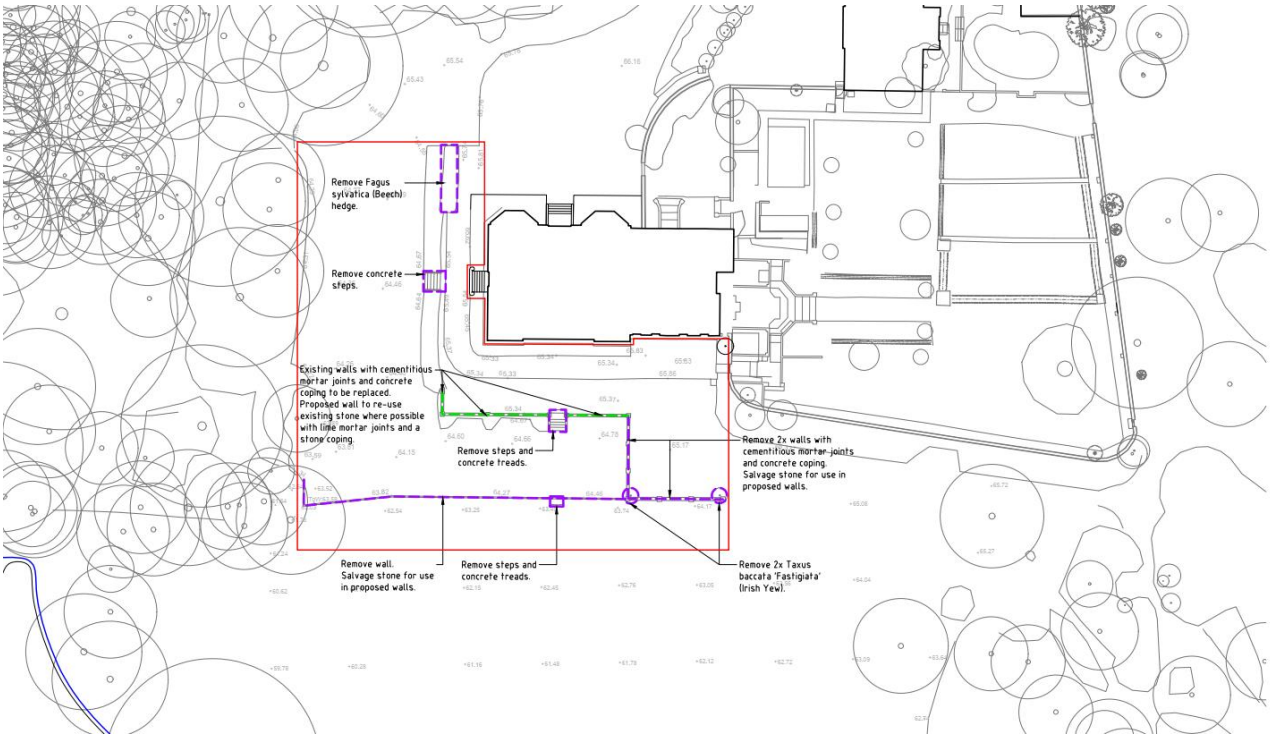
ASSESSMENT

Principle of development including design and scale, and impact on Listed Building and its setting

The application site is a Grade II* Listed Building and its grounds which are currently in the process of being refurbished to a very high standard. Consents have been granted for these works under the following references:- application references PL/2022/00073, PL/2022/00240, PL/2022/08956, and PL/2022/09216. The site also lies within Alderbury Conservation Area. This application related to a proposal to improve the landscaping around the building, by removing the formal features installed by the previous owners and to restore a simplified landscape setting more sympathetic to the original relationship between the house and its landscape setting.

Core Policy 57 of the Wiltshire Core Strategy (WCS) requires there to be 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 complimentary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire.

The proposals are to largely remove areas of inappropriate terracing, walling, steps and some planting to simplify the formal landscaping around the impressive Listed dwelling, as is set out below:-



Policy CP 58 states that development should protect, conserve and where possible enhance the historic environment.

This application has been carefully assessed by the applicants prior to submission by way of researching the evolution of the landscape setting of the dwelling over time since its construction in the 18th century, determining what the setting of the house comprised of when it was first constructed, and identifying the more recent additions that were not enhancing the setting of the dwelling. poor quality materials have been used, for example concrete steps on the west side of the house leading to an area of sunken garden, walls of varying heights and materials enclosing areas of terraced lawn, and trees planted in positions which spoil the view from the principle

rooms to the lake and parkland beyond. It is proposed to remove all of the later additions, to fell two yew trees, and to remove and area of random hedging on the western side of the house.

The revised landscaping will comprise a single walled level change instead of two on the lawn on the south elevation, which gives far reaching views of the lake and parkland beyond the site. York stone will be reclaimed from around the site and laid as a paved areas with herbaceous planting and low topiary domes to give a sense of enclosure to echo what has been discovered from plans dating 1881. The lawn will then have more of a natural slope down to the lake.

A new croquet lawn will be created to the west of the dwelling, on an area of sunken lawn. New planting, in the form of a yew hedge, will edge the area, with some topiary columns planted on the northern edge of the site..

The existing walled garden area to the east of the dwelling will remain as it.

These relatively subtle changes to the site will take the setting of the Grade II* dwelling back to its original setting when first constructed in the 18th century. A visualisation of the finished proposal is as set out below:-

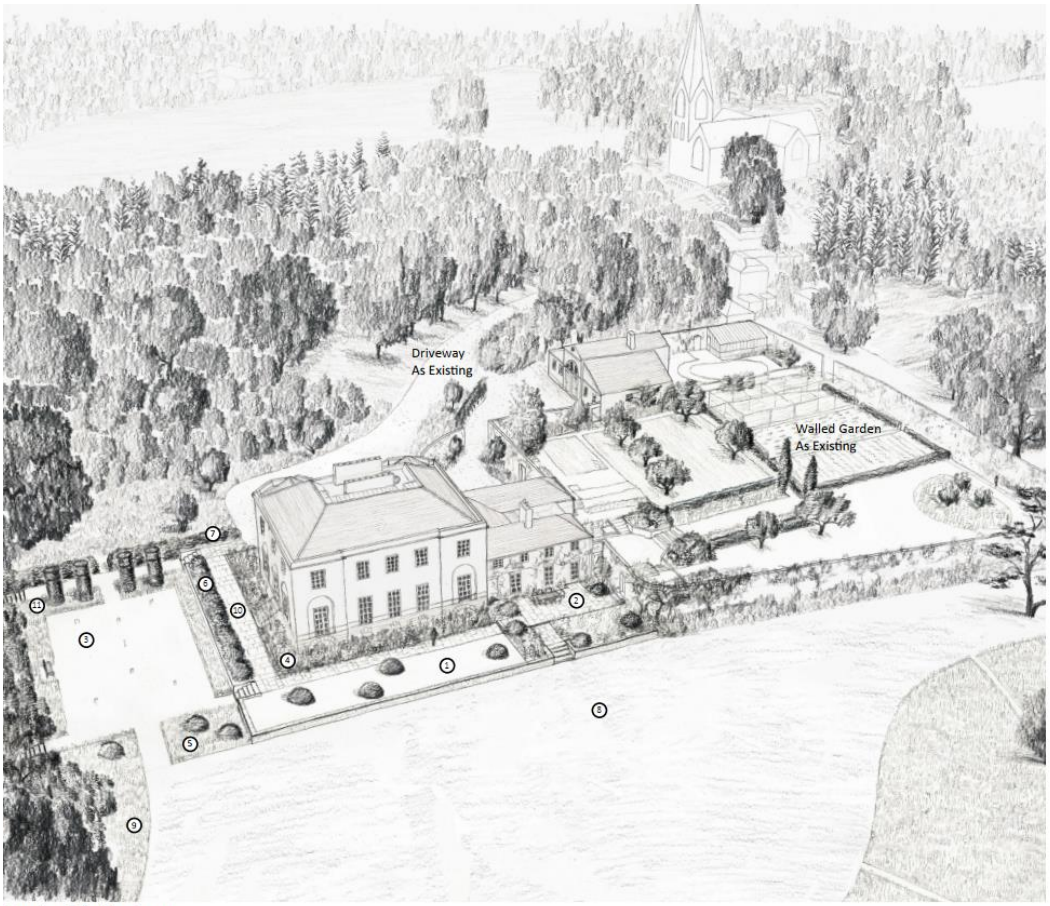


Figure 15
Aerial Sketch of Proposed

The Conservation Officer considers that the proposals will enhance the setting of the Listed Building, in accord with section 66 of the PLBCA Act 1990 as well as paragraph 206 of the NPPF and also confirms that Listed Building consent is not required for the works.

CONCLUSION

For the reasons as outlined within this report, officers are of the opinion the proposed development conforms to the objectives of Core Policy 57 and 58 of the Wiltshire Core Strategy and the aims of the NPPF. Taking the above into account, the application is not considered contrary to these policies as it will enhance the setting of this important Listed Building, then planning permission should be granted for the development.

RECOMMENDATION

Approve with conditions

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning 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:

Site Plan Proposed – drawing no. 32-L-P-801, received on 6th September 2023

Removals Plan – drawing no. 32-L-P-802, received on 6th September 2023

Existing and Proposed Elevations – drawing no. 32-L-P-804, received on 11th September 2023

Typical Terrace Wall Detail – drawing no. 33-L-P-803, received on 6th September 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 external surfaces of the landscaping hereby permitted shall be in accordance with the details set out in the section 'Materials' on the accompanying planning application form with the proviso that the stone to match the dwelling will be Chicksgrove stone.

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