CASE OFFICER'S REPORT

Application Reference:	PL/2023/07627
Application Type:	Householder planning permission
Site Inspection:	23 November 2023
Consultation ends:	16 November 2023
Case officer:	Joe Leesam

Site Address:	COURT HOUSE, ALDBOURNE, MARLBOROUGH, SN8 2EJ
Proposal:	Proposed Air Source Heat Pump Servicing Previously Approved Swimming Pool
Recommendation:	Approve with Conditions

POLICIES

Wiltshire Core Strategy (adopted January 2015):
Core Policy 51 - Landscape
Core Policy 57 - Ensuring High Quality Design & Place Shaping

The National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

Sections 16 & 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

The North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2019-2024

REPRESENTATIONS

Aldbourne Parish Council – No Objection.

Conservation – No Objections.

Public Protection – No response received at the time of writing.

Third party representations – No responses received at the time of writing.

ASSESSMENT

The application relates to Court House in Aldbourne, Marlborough. It is a grade II listed property located within the Aldbourne Conservation Area.

The statutory listing of the host dwelling is as follows:

SU 27 NE ALDBOURNE CROOKED CORNER (west side) 9/24 Court House (formerly listed under The Green, 22.8.66 Old Court House) II. Mansion house, C16, C18 and later. Original core structure of flint and chalkstone and later sections in diaper brickwork. Tiled roofs. Core building of 2-storey, cellar and attics. 2 widths. East facade rendered and given an approximately symmetrical elevation in C18. Gable with raised verge and hollow chamfered 2- and 3-light windows with arched heads and label moulding. North ground floor window of 3-lights chamfered mullions. To this is added a parallel east block faint with brick dressings. 2-storey, 4 bays, 1 room thick. 12-pane sashes with keystone in flat arches, plat band and rendered raised quoins. Door in second bay. Brick dentilled eaves and hipped tiled roof. Similar parallel extension has been added to west gable to north end, also diaper brick with tiled roof, but rendered on north side. Internally panelled shutters. The building is reputedly associated with the Goddard manor house at Upham (q.v.) and became site of bell foundry from 1694 to mid C18, associated with the families of Corr, Starre and Read.

Listing NGR: SU263897590

Proposals:
The application seeks consent for a proposed air source heat pump servicing a previously approved swimming pool.

Impact upon the amenity of occupiers of neighbouring properties:
Due to the application's nature as a air source heat pump, there are no concerns raised regarding residential amenity. There is no risk of any overlooking, light blocking or the creation of an oppressive environment occurring as a result of the proposed works.

Scale, design, materials and impact upon designated heritage assets:
Local Authorities are required by Sections 66 and 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas and listed buildings, their setting, or any features of special architectural or historic interest possessed respectively when considering development proposals that affect the setting or views into them. This is locally reflected within Core Policy 58.

The host dwelling is grade II listed under the name 'Court House' and the site is located within the Aldbourne Conservation Area.

The air source heat pump will be located behind an existing garden wall with an embankment to the other side, so the proposed site is discreet and will have little, if any, impact upon the visual amenity of the existing property.

Conservation have been consulted and have responded with no objections, stating 'The addition of an air source heat pump in the location specified is not considered to have any harmful impact on the setting of the grade II listed building and therefore there are no objections to the proposal.' So there are no concerns regarding the impact upon heritage assets.

It is therefore considered, having regard to the points made above, that due regard has been given to the statutory duties set out within Sections 66 and 72 of the Planning (Listed Buildings

and Conservation Areas) Act 1990, as well as the requirements of the National Planning Policy Framework (2021) and Policies 57 and 58 of the Core Strategy.

Impact upon the North Wessex Downs Area of Outstanding Natural Beauty (AONB):
The proposed extension will be read in context with the host dwelling and as there will be no encroachment into the open countryside, no harm will be caused to the special qualities of the AONB.

Conclusion:
There will be no negative impact to neighbour or visual amenity as a result of the proposed development. The proposal is therefore considered acceptable in the context of its surroundings and is in accordance with the general criteria set out in the aforementioned policies of the local development plan and that of the NPPF (2023).

RECOMMENDATION:
Approve with conditions.

Conditions: (2)

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 and documents:

- Proposed Air Source Heat Pump Serving Swimming Pool Existing and Proposed Plans *551-ASHP-03*
- Proposed Air Source Heat Pump Servicing Swimming Pool Proposed Elevations *551-ASHP-02*
- Location Plan *551/ASHP/00*
- Application Form

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