CASE OFFICER'S REPORT

Application Reference:	PL/2023/06915
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	14 September 2023
Case officer:	Alex Marsh

Site Address:	MANOR FARM HOUSE, STOCKLEY ROAD, HEDDINGTON, CALNE, SN11 0PS
Proposal:	Internal and external alterations
Recommendation:	Approve with Conditions

Policies:
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. 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 they possess.

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."

Wiltshire Council's Core Strategy Policy CP57 'Ensuring high quality design and place shaping': 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 complementary to the locality.

Heritage Assets:

Manor Farmhouse Stockley Road Haddington grade II

Site and assets considered:
The property is a Farmhouse located to the south of Stockley Road on the north edge of the scattered village of Heddington and located under the Marlborough Downs escarpment.

The farmhouse is two storeys with attic and is an 18th century building on a 17th century core. It has a interesting and somewhat confusing mix of architectural elements. It has red brick elevations with burnt headers and ashlar dressings and double roof with plain tile half hipped roof to the main range with rear stack.

The principal elevation faces east onto the garden. It has irregular set 19th century sashes two per floor and a central 6 panel door in raised moulded surround with pediment on acanthus scrolled brackets.

The elevation sits on a high rubble stone plinth with stone moulding carried down each side of the door and cut through the windows. Flush quoins and coved stone eaves.

The south end wall has similar plinth with moulding carried down to the ground. It has 16 pane sash windows to ground and first floor and 2 light ovolo moulded window to the attic. The elevation has a straight joint slightly inset from the junction with the rear range suggesting the rear range to be earlier.

The north end has stone plinth with moulding broken for the canted bay window. The first floor has 16 pane sashes with flat brick head and attic a 2 light bean moulded mullion window.

The rear range is lower two storey with cellar (with spring) gabled and the stone plinth carries on in brick on north and south end walls. The rear west elevation fronts a small courtyard with a range of single storey service building. This elevation has a range of 4 sashes and casements windows to first floor and ovolo moulded 2 ligth windows each side of the back door in moulded modern surround. A matching 2 light casement to the right is probably a former rear door head with inserted mullion.

Internally the ground floor north room has heavy beamed ceiling with chamfers and stops and the main bedroom ot the first floor north has a good 18th century moulded fireplace. The main roof has 6 bays of collar trusses the north truss possibly 17th century or earlier.

The Manor Farmhouse was the Manor House of Heddington and hold an important position to the north of the village.
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Proposal:
The proposal follows a new ownership and a period of lack of investment in the property so requires a variety of alterations internally and externally to maintain and continue domestic use. The proposal has been amended during the application process.

Relevant planning history:

N/A

Issues:
The impact of the proposals to the significant external elevations, roof and internal floor plan including alterations to historic fabric that form the significance of the listed buildings. Heddington is not designated as a Conservation Area, and there are no other designated assets such as Scheduled Ancient Monuments, or Historic Parks and Gardens.

Information Considered:
The application includes a Heritage Statement and drawings including elevations, floor plans and sections.

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 significance of the listed building is its combination of historic fabric and architectural interest, its setting at the north edge of Heddington and its former status as the Manor House.

Discussion of the impact of the proposals on the significance:
The proposals are a package of works to upgrade Manor Farmhouse while preserving the historic and architectural significance. These have been amended during the application process.

Ground Floor
The works include to the Dining room, form a new doorway opening to replace the existing window with French doors tow thirds glazed with panel to lower third, and with a new step down. In addition, a former door opening between the dining room and kitchen is to be reinstated. The size of the opening was reduced to retain the former opening dimensions. Between the Dining room and Family room at the front of the house the existing doorway is to be widened to a double door opening with the existing 6 panel door handed and a copy made to form a pair.

To the kitchen an existing window opening is to be lowered to form a new rear doorway to the courtyard with the adjoining casement window infilled. The details of this new half glazed 4 panel door have been provided in section and elevation. Internally to the kitchen the existing back door is to be portioned off form the kitchen with a step up to a new corridor between the kitchen and a rearranged utility and a W.C.

The utility will include a new sash window to the north gable end of the rear range. Details and sections provided showing a hornless 3 over 6 sash with ovolo moulding and single glazed. The side corridor to the cellar steps will be retained but the steps closed over to form a coat cupboard and the former jib doorway to the Sitting room reopened. The details of the jib door and sections

are provided. A new hatch will be provided to the existing cupboard above the steps to the cellar for access.

First Floor
To the first floor it is proposed to form a stud partition for a cupboard on the landing and adjust a partition to the bathroom and corridor. A new sash window is to be installed above the utility window to the ground floor to the bathroom. An en-suite is proposed to the small bedroom adjoining Bedroom 1 to the front. This small bedroom is currently accessed via a corridor that also provide access for the attic staircase, this access will remain with a new sliding door and a new door opening from Bedroom 1.

Attic /Roof
The attic space will have the existing door between the two rooms handed and three new conservation rooflights installed to the inner main roof slope.

The roofligths detailed section and roof plan have been provided.

Assessment
The schedule of works has been developed during the application process and now form a considered set of detailed improvements to the property which has not been maintained well for some time.

The most significant changes relate to new external openings to the rear range. These include inserting French doors to replace an existing sash window to the dining room. This window to be replaced is late 19th or early 20th century 8 over 8 horned sash with exposed concrete lintel which is later than the other 8 over 8 sashes which are hornless and pre 1850.

The rear kitchen door is to replace two fixed light 6 pane casement windows that are fitted in a section of rear wall under a former flue set in the wall and are likely to be late 19th or early 20th century alterations. There is a flue vent above the left hand of the two windows this will be removed to accommodate the door and this area of back wall rebuilt. These alterations are to existing openings and rebuild a dormant flue structure.

The new windows to the north side of the rear range on ground and first floor are to a utility and bathroom. The works will involve new openings to the currently blank rear range and loss of potentially 17th or 18th century brick work. It will however also reflect the existing openings on each floor to the south end of the rear range.

The justification for these works is that they will allow for improved natural ventilation and natural light. The new windows will also reduce the impact on use of the existing windows to the bathroom on the first floor. The justification for these new openings is limited however the new windows will follow the detail of the existing with 3 over 6 hornless sashes with glazing bars to what will be smaller openings than to the main range. The balance of the elevation will be maintained with the windows aligning and the harm in the round to the listed building is low.

The other internal alterations to the dining room are reopening a former opening to the kitchen and widening a doorway to the front living room /family room. The existing 6 panel door will be rehung and a second panel door to match will be made to form a pair to the new wider opening.

The new door opening will not impinge on or harm any architectural features in the front room or the dining room or the plan form. The justification is to improve circulation and reinstate a former link between rear range rooms.

The other minor alterations will include blocking the steps down to the cellar and installing a hatch for access. This provides a space for a coat cupboard to the back of the service area and a reinstatement of the jib door between this rear corridor and the living room.

The first-floor internal alterations are limited following amendments to the scheme. These now are alterations to from a cupboard in the stud landing wall to the bathroom and straighten a stud wall between corridor and bathroom. The other alteration is to form an en-suite in the small bedroom adjoining the main bedroom to the north east corner. This will be accessible from both the existing corridor and via new door to the bedroom.
The proposals that alter external rear range elevations with new windows and doors will have limited harmful impact however these are considered in the round to be justified by proposal will benefit the occupants and the domestic use of the property.

Heritage Conclusion and Conservation Benefits 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 most significant changes relate to new opening externally to the rear range. These include introducing French doors to replace an existing sash window to the dining room. This window is horned and later than those to the front range which are hornless and pre 1850. The new rear kitchen door to replace two fixed light 6 pane casement windows fitted in a section of rear wall under a former flue are late19th or early 20th century alterations. The rebuilding of this dormant flue to the external wall and removal of the large rear vent to the wall to accommodate the door will be beneficial.

The new windows to the north side of the rear range on ground and first floor are to a utility and bathroom. The works will involve new openings to the currently blank rear range and loss of potentially 17th or 18th century brick work. The new sashes will reflect the existing openings on each floor to the south end of the rear range. The justification for these works is that they will allow for improved natural ventilation and natural light new openings is limited however the harm attributed to the insertion of these new windows to the less significant elevation is low and, in the round, considered acceptable though the benefit to the domestic use of the property.

The Ground Floor internal alterations to the dining room include reopening a former opening to the kitchen and widening a doorway to the front living room /family room reusing the existing 6 panel door with a copy to form a a pair to fill the new opening. The new door opening will not impinge significant features or the plan form. The justification is to improve circulation and reinstate a former link between rear range rooms. The reinstatement of the jib door to the living room from the rear corridor is neutral in impact.

The first-floor internal alterations are limited following amendments to the scheme. These now are alterations to from a cupboard in the stud landing wall to the bathroom and straighten a stud wall between corridor and bathroom. The other alteration is to form an en-suite in the small bedroom adjoining the main bedroom to the north east corner. This will be accessible from both the existing corridor and via new door to the bedroom.

The proposals that alter external rear range elevations with new windows and doors will have limited harmful impact however these are considered in the round to be justified by proposal will benefit the occupants and the domestic use of the property. The internal alteration have minimal or neutral impact on fabric and plan form and improve circulation and enhance domestic use.

Detail plans have been provided for the replacement internal doors, windows, and rooflights so no conditions for additional information are considered necessary.

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: 4075-03, Proposed Block Plan, Floor Plans and Section, Received 23.11.2023; 4075-04, Proposed Elevations, Received 23.11.2023; 4075-06, Sash Window Details, Received 23.11.2023; 4075-07, Kitchen External Door Details, Received 23.11.2023; 4075-08, Dinning Room External Door Details, Received 23.11.2023; 4075-09, Joinery Details Jib Door, Received 23.11.2023; 4075-10, Rooflight Section Details, Received 23.11.2023; 4075-11, Roof Plan Received 23.11.2023.

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