CASE OFFICER'S REPORT

Application Reference:	**PL/2023/08444**
Date of Inspection:	**None in person for this app**
Date site notice posted:	**Photos on file**
Date of press notice:	**12 Oct 2023, expiry 2 Nov 2023**
SITE ADDRESS:	**Barn at Biddesden Farm, SP11 9DN**
PROPOSAL:	**Various repairs, change of roof covering**

POLICIES
Wiltshire Core Strategy CP58
NPPF/PPG

CONSULTATION RESPONSES
Parish Council – no response received

REPRESENTATIONS
None.

ASSESSMENT
Special regard is to be paid to the desirability of preserving the character and setting of listed buildings by section 16 of the Act. The NPPF sets out the considerations for heritage assets in section 16, and CP58 of the Wiltshire Core Strategy seeks their protection and enhancement.



The application relates to a mid-C20 addition on the west side of a grade II listed late C17/early C18 barn associated with contemporaneous Biddesden Farmhouse, also grade II listed, shown above. The barn is of several phases and retains much original fabric, however there are two small leanto additions on the west side, both of rendered blockwork under profiled fibre-cement sheet roofs: these both predate the 1988 listing but are not mentioned in the list description and are clearly of no historic or other interest. The barn remains in agricultural use, with the northern leanto used for housing sheep in inclement weather.


Officer's photo from 2018.

The works are: replacement of rotten roof timbers, replacement of fibre-cement sheet with steel sheet of the same profile, installation of rainwater goods, fitting a new external door, and internal repairs with steel bars to the blockwork walls.

The only element that raises any questions regarding appearance is the new door: clearly the opening exists, the lintel has long since rotted out and the reinstatement is welcome. The application refers to it matching an internal door but no detail or illustration of this was originally provided. Subsequently a photograph shows the internal door to be a modern flush door and not appropriate for external use. A drawing has been provided showing a timber stable-type door of boarded and framed type without glazing.

The proposal raises no concerns with regard to the character or significance of the listed building, nor for the setting of the adjacent farmhouse, and helps assure its continued agricultural use.

CONCLUSION

It is considered that the works would preserve the character and significance of the listed building in accordance with section 16 of the Act, the NPPF, and CP58.

RECOMMENDATION:

Approve subject to conditions