CASE OFFICER'S REPORT

Application Reference:	PL/2023/09286
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	07 December 2023
Case officer:	Alex Marsh

Site Address:	Chink Farmhouse, Cresswell Lane, Lea, Malmesbury, Wilts, SN16 9PE
Proposal:	Replace existing pvc/ aluminium guttering and down pipes (where necessary) with black finished cast iron. Install one new downpipe and hopper. Existing rainwater hoppers to remain.
Recommendation:	Approve

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.

Relevant Heritage Assets:
Chink Farmhouse, Cresswell Lane, Lea grade II
Barn to the north of Chink Farmhouse grade II

Site and assets considered:
Chink Farmhouse is located about 3km south east of Malmsbury and 600m east of Lea village on Cresswell Lane. It is an early 19th century farmhouse in coursed rubble stone with rusticated dressed stone quoins and stone dressing to windows. It has a hipped slate roof and stone stacks. A rectangular plan it is two storeys with a 3 bay front with windows 16 pane sashes except the middle first floor is 12 pane above the 6 panel front door with top panels glazed.

Proposal:
Replace existing Upvc/ aluminium guttering and down pipes (where necessary) with black finished cast iron. Install one new downpipe and hopper. Existing rainwater hoppers to remain.

Relevant planning history:
PL/2022/04296 Re-pointing the Grade II Farmhouse (excluding the south facing/ front elevation), consent granted 26/08/2022

Issues:
The impact of the proposals on the building's significance
Information considered:
The application includes existing and proposed elevations drawings, and a Heritage Design and Access Statement.

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 architecture, a small symmetrical classical style farmhouse and its local historic interest.

Discussion of impact of proposals on the identified significance:
The proposals to upgrade the rainwater goods to the house while preserving the historic and architectural significance.

The existing rainwater guttering is half round in uPVC and is undersized at 100 mm diameter. It is proposed to replace the uPVC guttering with larger diameter 125 mm cast iron in black on new brackets. In addition to the north elevation an additional cast iron hopper and downpipe are to be added to match existing cast iron hoppers.

The existing cast iron downpipes 75 mm diameter will be reconditioned and finished in black and reinstalled in the same position.

This proposal will therefore improve the capacity of the rainwater goods and replace the uPVC with more appropriate cast iron gutters.

Water buts will be used to collect and store rainwater for use in the garden and will assist in controlling water soakaway to garden.

Heritage Conclusion and 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.

This proposal will improve the capacity of the rainwater goods with new wider cast iron gutters at 125 mm diameter and new cast iron hopper and downpipe to the north elevation and replace the current undersized uPVC 100mm diameter gutters with more appropriate cast iron.

On this basis the alterations do not require a specific justification and the proposal will benefit the occupants and the use of the properties into the future by improving the rainwater capacity and management.

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: 23024/01 Rev A Site and Block Plan Scale 1:2500 & 1:500

23/10/2023, 23024/02 Rev A Photo North Elevation Existing/ Proposed 25/10/2023, 23024/03 Rev A Photo East Elevation Proposal 25/10/2023, 23024/04 Rev A Photo South Elevation and Details 25/10/2023, 23024/05 Rev A Photo West Elevation Proposal 25/10/2023, 20234/06 Rev B Detail Section Proposed Gutters Scale 1:5 08/11/2023

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