Our Ref: ST/191015/P8

2 January 2024

Development Services Central Area
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Dear Sirs,

Town & Country Planning Act 1990
Planning (Listed Building and Conservation Areas) Act 1990
Proposal: Internal alterations to GF layout and relocation of grain bin dividers
At: Farrier House, Sunton Farm, Sunton, Collingbourne Ducis SN8 3DY
PP-12424773

Fowler Architecture & Planning Ltd have been instructed by Mr P Walker to submit a Listed Building Consent Application to Wiltshire Council in respect of the above. The application has been submitted via the Planning Portal and comprises:

- Completed Application Form and certificates;
- Drawing No.191015-01F: Location Plan;
- Drawing No.191015-20 Proposed Site Plan;
- Drawing No.191015-21B: Proposed Plans;
- Drawing No.191015-22A: Proposed Elevations;
- Construction Method Statement by Fowlers;
- Schedule of Repairs by Fowlers;
- Repair Method Statement by Gerald Steer; and
- Heritage Statement by Ridgeway Heritage Consultancy.

Planning, Design & Access Statement

1. Introduction

The application site ('The Site') is located to the east of Marlborough Road in Sunton, Collingbourne Ducis. The site lies approximately 10 miles south of Marlborough, 8.7 miles north west of Andover and 2 miles west of Ludgershall.

The site extends to 630sqm, and comprises a granary and machinery shed. The granary is Grade II listed. This Historic England list entry is as follows:

> *'Collingbourne Ducis . 1381/0/10033 Marlborough Road 28-Jun-10 Granary (25m south of Sunton House). GV II An C18 free standing granary. Materials: Timber framed and weather boarded, standing on twelve stone staddles with a pitched slate roof. Exterior: The entrance, situated at the west gable end, has a vertical planked door and ventilation window above. The side elevations are blind and the east gable end has a small ventilation window at ground floor level. Interior: Mostly complete. The internal plank lining to the walls remains in places, including lath and plaster to the under side of the rafters and ceiling at collar level. Under a small winding stair near the entrance is a boarded grain bin, which further wood partitioned bins along the full length of the building at first floor level. History: Sunton Farm sates from the early to mid C18, with Sunton House (qv) built in c1710 being the former farm house. Sunton Farm, including the granary, is marked on the Collingbourne Kingston Tithe Map of 1844. Reasons for designation: It is a good example of an C18 greestanding granary on stone staddles, with an almost intact interior, which is now very rare. It forms part of an important group of associated farm buildings, including Sunton House (the former farm house)'.*

To the north of the site is Grade II* listed Sunton House and its associated curtilage. To the east of the site is the River Bourne and open countryside. To the south of the site is another Grade II listed granary; a Public Right of Way Byway (ref: CDUC1) and beyond that, fields and residential dwellings. To the west is Marlborough Road and beyond that residential.

2. Planning History

Full Planning and Listed Building Consent (**20/05243/FUL & 20/05948/LBC**) for the *'Change of use and conversion of granary and machinery shed to form 1 no. dwelling with associated access, parking and landscaping. Formation of glass link'* was approved in May 2021.

Listed Building Consent (**PL/2022/01534**) for the '*Installation of guttering and downpipes to Granary'* was approved on the 23 June 2022.

Full Planning Permission (**PL/2022/03493**) for the '*Change of use and conversion of granary and machinery shed to form 1 no. dwelling with associated access, parking and landscaping. Formation of glass link (amendments to approved application 20/05243/FUL)*' was approved on the 23 June 2022.

3. Proposed Development

Listed Building Consent is sought for the '*internal alterations to GF layout and relocation of grain bin dividers'*.

The Grade II listed granary already benefits from planning permission (20/05243/FUL & 20/05948/LBC) for its conversion into 1 no. dwellinghouse, alongside the adjacent machinery shed. This application seeks minor alterations to both the ground and first floors of the granary. No changes are proposed to the machinery shed.

Currently the granary ground floor comprises 2 no. bedrooms, with an en-suite to bedroom 1. It is proposed to fully contain bedroom 1, and to have a shared bathroom for the two bedrooms – replacing the en-suite to bedroom 1. It is also proposed to create cupboard space for bedroom 1. The works comprise the erection of stud walls to contain both bedrooms and associated bathroom.

In addition, it is proposed to relocate the existing grain bin dividers which are sited to the first floor of the granary. Under applications 20/05243/FUL & 20/05948/LBC (and subsequent applications) for the conversion of the buildings to residential, the grain bin diverse were approved to be retained in their original location, with the first floor of the granary being storage/dressing room space.

During the course of the conversion, and under building regulations, the first-floor window of the granary (east elevation) is required to be a fire escape window, in line with Part B. In accordance with these regulations, sufficient space needs to be given to ensure there is unobstructed access to the window.

In order to ensure the approved dwelling meets building regulations, it is proposed to relocate the existing grain bin dividers. The historic material is proposed to be retained, but it will be fixed to the internal elevations of the granary first floor. This can be shown on updated drawing no. 191015-21B.

There is no increase in floorspace.

4. Planning Policy

Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

For the purposes of this application, the development plan comprises the **Wiltshire Core Strategy** (CS) adopted January 2015 covering the period 2006 to 2026, and retained saved policies (not deleted by the adoption of the CS) of the **Kennet District Council Local Plan** 2011 (LP) adopted June 2004.

The Government's policies are within the revised **National Planning Policy Framework** (the Framework) revised September 2023 that describes how the planning system should achieve sustainable development and when the presumption in favour of sustainable development is achieved. The **Planning Practice Guidance** (PPG) provides further interpretation of the policies of the Framework.

5. Assessment

Policy CP57 of the CS states '*a high standard of design is required in all new developments, including extensions, alterations and changes of use of existing buildings'.*

The proposed changes to the ground floor comprise the installation of stud walls in order to create a shared bathroom for bedrooms 1 & 3, rather than a large bedroom 1 with en-suite.

The works are wholly restricted to internal alterations, and there will be no changes to the external elevations of the approved dwellinghouse. The proposed development will not have a materially detrimental impact, either visually or in terms of amenity, than what was previously approved under 20/05243/FUL & 20/05948/LBC.

Core Policy 58 states '*development should protect, conserve and where possible enhance the historic environment'.*

The proposed internal alterations to the granary will have no adverse impact on the setting, the space occupied within the plot boundary, the local character or the historic interest of the building and its setting. The proposed stud walls will be to match the existing approved details, and will be erected sensitively in order to retain the historic fabric of the granary. The proposed development will enhance the heritage asset and allow it to maintain its viable use as a residential dwelling.

The relocation of the first-floor grain bin dividers will allow the residential to meet the relevant building regulations standards, whilst still retaining the historic fabric of the granary.

A heritage statement has been carried out by Ridgeway Heritage Consultancy. The statement advises the following:

Internal alterations

- Restored ground-floor spaces have been restored, with the careful recreation of historic internal divisions using stud walling to reinstate the historic scheme of internal spaces.
- These have been insulated and lined, in a manner which enables the exposure and display of major structural timbers at this level.
- The re-use of softwood timber boarding in these reinstated timber divisions has done much to recreate their original appearance and character.
- While converted to modern living space, the ground-floor of Granary retains its original plan-form, and much of its character. The installation of a WC at this level of the building would be consistent with the wider scheme of residential conversion, and would result in minimal impact to surviving elements of timber construction.

Grain bin dividers

- The first-floor space was originally subdivided into two separate grain storage spaces by two timber-plank partitions, which were arranged end-to-end and centrally, along the long axis of the building.
- The grain bins were required to be removed from their original position during the course of restoration, but have been retained within this first floor space.
- They, and the manner of fixing within the building, were relatively insubstantial, and it may be summarised that they were originally constructed as a temporary means of providing additional storage space.
- Their reinstatement would effectively render the first-floor space unusable as domestic accommodation. Accordingly, it is proposed to retain them as viable historic features at one side of this first floor space.

- As a well-preserved feature, it is important that these are retained within the building, and in a location which corresponds closely to their original location and use.

It is considered that the internal alterations and relocation of the grain bin dividers are acceptable in principle, and allows the longevity of the listed building – allowing it to function as its viable use as a dwellinghouse.

Works to the conversion of the buildings commenced on the 7 February 2023.

I trust that the enclosed information is sufficient for this application to be registered at the earliest opportunity. Please do not hesitate to contact me should you require any additional information, or to make arrangement to visit the site.

Yours faithfully,

Stella Turner MSc

FOWLER ARCHITECTURE AND PLANNING

cc: Clients