DELEGATED REPORT

Application Reference:	PL/2023/09456
Application Type:	Listed Building Consent
Site Address:	Manor Farm, The Street, Grittleton, Chippenham, SN14 6AN
Proposal:	Reopening of window in Barn B1.
Recommendation:	Listed Building Consent be GRANTED

SITE AND PROPOSAL

The application relates to a building known as Barn 1 at Manor Farm, located towards the western end of the small village of Grittleton. The site is accessed from The Street and is adjacent to the junction with Alderton Road. The farm building complex consists of a significant three storey farmhouse in the southwestern corner (Grade II Listed) and a range of agricultural buildings, with the majority to the east of the farmhouse being stone built with traditional materials for their roofs. The farmhouse was listed in 1988 and the associated outbuildings within the site are curtilage listed as a result.

Planning permission was granted on 1st April 2019 for the conversion of the existing agricultural buildings (including B1) at Manor Farm to form 8 no. dwellings along with the erection of 6 no. new dwellings with associated access, engineering and landscape works (18/07128/FUL refers). Listed Building Consent was also granted for the same conversion works (18/07246/LBC refers). The approved scheme was later varied by applications 21/01331/VAR & 21/01258/LBC. Redevelopment of the wider site is well underway and nearing completion.

The application seeks Listed Building Consent for works to reopen a window in the eastern gable elevation of Barn 1. The opening is required in connection with planned bat mitigation scheme comprising of a larger roof void for an in-situ mating roost. A separate application for Planning Permission has been submitted and is considered separately (PL/2023/08957 refers).

The DAS explains that the approved mitigation scheme for the wider development had to be revised following a routine bat license inspection and further survey work in 2022. The application proposal reflects the recommendations of the applicant's Ecology Team and has been agreed with Natural England through modification to the existing license.

POLICIES

Wiltshire Core Strategy 2015 (WCS)
Core Policy 58: Ensuring the Conservation of the Historic Environment

National Planning Policy Framework 2023(NPPF)
Chapter 16 Conserving and enhancing the historic environment

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

CONSULTATION

Grittleton Parish Council: No Objection

Wiltshire Council Conservation: No Objection

REPRESENTATIONS

The application was advertised by site notice and press advertisement.

No comments were received.

ASSESSMENT

Barn B1 is considered to be curtilage listed due to its location within the historic farmyard of the listed Farmhouse. The supporting Planning, Design and Access Statement Including Statement of Significance concludes that the partial reopening of an historic window will cause no harm to the significance of the historic setting, particularly in the context of the redeveloped site.

It is agreed that the proposed alteration would have a modest impact on the character of the building. The alteration involves the removal of infill material in an area of wall which has previously been disturbed. The proposal does not significantly alter the character of the barn itself of its contribution historic setting of the wider farm yard. The Conservation Officer confirms no objection to the proposal.

The Ecology team have responded to the full application and confirm no objection subject to conditions to be attached the full planning permission.

CONCLUSION

On consideration of the above, it is concluded that the works proposed would not result in any harm to the significance of the curtilage listed building or other nearby heritage assets. The barn is a curtilage listed building which is desirable to preserve, for its contribution to the significance and the setting of the principal listed building. The alterations will preserve the special interest of the listed building and its setting, in accordance with S.16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 16 of the National Planning Policy Framework.

RECOMMENDATION

That Listed Building Consent be GRANTED subject to the following conditions:

See Decision