CASE OFFICER'S REPORT

Application Reference: PL/2023/09753

Date of Inspection: Not necessary

Date site notice posted: Sent to site owner
Date of press notice:

SITE ADDRESS: Cherry Tree, Old Road, Aldberbury

PROPOSAL: Creation of new opening to right of chimney breast in dining room into kitchen, existing doorway from utility to kitchen blocked up

POLICIES

Wiltshire Core Strategy CP 58

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990

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

Chapter 16 of the NPPF (revised July 2021)

CONSULTATION RESPONSES

Alderbury Parish Council: no objection

REPRESENTATIONS

None received

THE HERITAGE ASSET

Cherry Tree cottage is a grade II listed building, listed in 1985. The list description reads as follows:

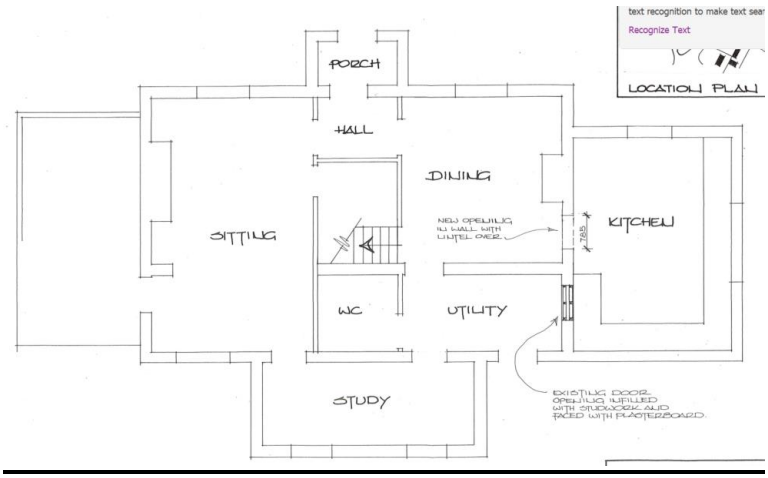
Detached cottage. C18. Flemish bond brick, concrete tiled roof (formerly thatched), with coped verges and kneelers, gable-end stacks. Integral outshut to rear. 2 storeys, 3 windows. Central gabled porch with kneelers to coped verge has round-arched C20 glazed door with semicircular hood mould. Windows either side are cast iron casements with flat arches under hood moulds. First floor has cast iron casements, either side of central circular window with cast iron glazing bars. Returns are

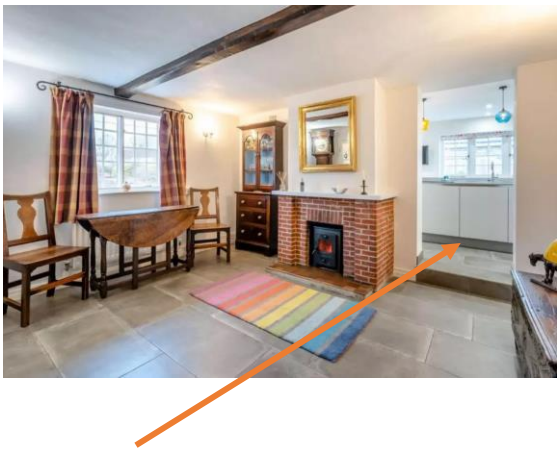
windowless. Interior not inspected. A good example of an estate cottage; compare with Yew Tree Cottage (q.v.), Folly Lane.

The house is also within the Alderbury Conservation Area, for which there is no adopted appraisal.

THE PROPOSALS

The application seeks consent to block an existing opening and create a new opening.
It should be noted that the application is for 'retrospective' works





This is the new opening from the dining room into the kitchen



Utility room door to be blocked

THE LEGISLATIVE/POLICY FRAMEWORK

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 says:

'*In considering whether to grant listed building consent for any works the local planning authority…… shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses….'*

Paragraph 203 of the NPPF says:

'In determining applications, local planning authorities should take account of:

The desirability of sustaining and enhancing the significance of heritage assets……'

Paragraph 206 says:

'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.'

ASSESSMENT

The works, which have already been implemented in respect of the new opening, do entail the loss of historic fabric, however, it is a modest amount of fabric and as such, is not considered to harm the special interest of the cottage.

The proposals would have no impact on the Alderbury conservation area.

As such, the proposals are considered to be in accordance with Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as well as core policy 58 and the requirements of Chapter 16 of the NPPF.

RECOMMENDATION: APPROVE