CASE OFFICER'S REPORT

Application Reference:	PL/2023/06806
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	11 December 2023
Consultation ends:	06 October 2023
Case officer:	Pippa Card

Site Address:	The Managers House, Beanacre Manor, Beanacre, Melksham, SN12 7PT
Proposal:	Install new metal bifold (double glazed) doors to existing car ports and replace existing doors and window to match to the rest of the South Elevation; Installation of solid fuel stove with stainless steel flue outlet.
Recommendation:	Approve with Conditions

Site description

The Manager's House is a grade II listed former stable block to Beanacre Manor, a grade II* listed building. The building is unusual, as it has been built with a frontage designed to appear as a small manor house rather than the more utilitarian stable block character: the main stable is at the end of the original driveway access to the manor house and the design decision for the stable has been to provide a more formal setting and higher status to the frontage of buildings read in context with the main house. The building is relatively small, to presumably only stable the more valuable ridden horses as opposed to those working on the farm, provided with feed/hay loft and groom's accommodation on the upper floors, hence the provision chimney stacks. To the rear is a long single storey wing, attached to the stables, but obviously a former cart shed, which historic maps show as having been open fronted on the north side, fronting the main farmstead buildings to the west of the Manor.

The list description states, for means of identification purposes only, the following:

> *Stableblock, now house. Early C18. For Jacob Selfe. Rubble stone. Stone slate roof with ashlar coping to verges. Classical house-style. 2 storeys and attic. Symmetrical 3 window front. Tall central door has bolection moulded surround and broken pediment over containing ball finial. Door blocked and C20 casement inserted. Cross windows on either side have moulded architraves labels and cymar moulded sills. Blank stone panel over door. First floor has three 2 light cymar moulded mullioned windows. Moulded stone eaves cornice. 3 hipped dormers have casements. Right return has blocked square headed door and inserted C20 window. Rear elevation is similarly altered. Interior not inspected. This building occupies a prominent position at the end of the main drive to Beanacre Manor (q.v.).*

Policies

National Policy and Guidance:

Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990 – requirement to have special regard to the desirability of preserving or enhancing the building or its setting or any features of special architectural or historic interest which it possesses.

The National Planning Policy Framework (2023) outlines government policy, including the historic environment (Section 16). Paragraph 203 requires local planning authorities to 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

207-209 require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved.

National Planning Policy Guidance provides guidance on making changes to Heritage Assets.

Historic England's Advice Note 2 – Making Changes to Heritage Assets is also relevant guidance for applying the policies within the NPPF.

Historic England's "Conservation Principles" provides policy and guidance for the "sustainable management of the historic environment". Additional guidance is also contained within their publications:

- Historic Environment Good Practice Planning Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment (2015)
- Historic Environment Good Practice Planning Advice Note 3 – The Setting of Heritage Assets (2nd edition)

Local Policy:

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.

Wiltshire 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."

Issues

- Impact upon the preservation of the listed building or its setting or any features of special architectural and/or historic interest.

Assessment

The part of the building subject to the application is a single storey former cart or shelter shed. It is a long range with pitched tile roof attached to the former stable block, which is now residential accommodation known as The Manager's House.

This long range was originally open fronted on its north elevation, where the openings faced on to the farmyard, with a rubble stone wall on the south, backing onto the area that now forms the garden for the Manager's House.

Part of the former cart shed has been converted into living accommodation, which has been subsumed into the main living accommodation, and has glazed openings along the garden elevation to the south. The cart shed openings to the north have been filled in with rubble stone, and solid masonry wall to the south removed, and 'cart openings' installed i.e. a colonnade of timber posts on padstone supports. Applications made between 2000 and 2005 gave permission and consent for these works to alter and convert this 18th century former farm building (refs. W/00/01936/FUL & W/00/01937/LBC; W/05/00827/LBC & W/05/00828/FUL).

The current application proposes to replace the existing multi-pane timber doors/infill joinery, along with extending the infill joinery to enclose the remaining three openings with metal framed doors to match the proposed replacements.

This building has long lost its original function, and has been altered to the extent that its original relationship with the farmyard to the north has essentially been lost in terms of overall function of the farmstead. The building does still stand and therefore has not been physically lost, but its association is now linked to the garden and use of the former stable block as ancillary residential accommodation for the main manor house.

Enclosing the remaining three openings with the metal framed sliding doors will not have any additional impact on the character of this part of the listed building. Replacing the existing joinery does not result in the loss of fabric, as these doors date from the early 2000s, and this elevation was originally a rubblestone wall. The type and style of the proposed doors are actually considered to be more appropriate in appearance than the existing multipane units, which are more residential in character and appearance.

The new joinery will be double glazed, which can be accommodated without affecting the building's overall appearance. Therefore it does not detract from its overall special interest as it can be accommodated within the proposed metal units without distorting the frame:glazing ratio i.e. the framing is not overly chunky to accommodate the extra weight and depth of the glass: this results in a visually lighter, less bulky, opening treatment.

The interior of the existing open fronted section is already plastered internally and has a concrete slab floor. No other works are proposed to include this part of the building into the existing ancillary accommodation.

The provision of a flue at ridge level to serve a new free-standing log burning stove is appropriate in character for this former farmbuilding and does not detract from its overall significance.

Overall the works are not considered to harm the significance of the designated heritage asset or its setting, and its special interest is preserved.

Consultee Responses
Melksham Without Parish Council - no objections.

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:

Title	Description	Received Date
Bifold Door Details 2	.	25 July 2023
Bifold Door Details 1	.	25 July 2023
Heritage, Design and Access Statement	.	11 August 2023
Proposed West End North Elevations	3090/M/14	11 August 2023
Proposed Wing Gable	3090/M/15	11 August 2023
Site Location Plan	3090/M/1	11 August 2023
Block Plan	3090/M/2	11 August 2023
Existing Detail Plan West End	3090/M/4	11 August 2023
Existing East End South Elevation	3090/M/5	11 August 2023
Existing West End North Elevations	3090/M/8	11 August 2023
Existing Wing Gable	3090/M/9	11 August 2023
Existing Detail South Elevation	3090/M/6	11 August 2023
Proposed East End South Elevations	3090/M/12	11 August 2023
Proposed Detail Plan West End	3090/M/13	11 August 2023
Existing (No change) East End North Elevation	3090/M/7	11 August 2023
Stovax Gazco Riva Studio 3 Manufactures Details Page 2	.	25 August 2023
Stovax Gazco Riva Studio 3 Manufactures Details Page 1	.	25 August 2023
Proposed West End South Elevation	3090/M/11	25 August 2023
Bifold Door Detail Elevation	3090/M/16	4 September 2023
Doors / Window Detail Elevation	3090/M/17	4 September 2023
Proposed Detail Plan East End	3090/M/10	4 September 2023
Existing Detail Plan East End	3090/M/3	4 September 2023

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

Informatives: (3)

3 The applicant is reminded of the need to obtain separate planning permission for certain works in addition to this listed building consent.

4 The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

5 Any works or amendments to the approved plans that are required in order to provide for protected species may require alterations to the approved scheme. The applicant is advised that changes to the approved plans may necessitate the need for a new application to address these changes.