CASE OFFICER'S REPORT

Application Reference:	PL/2023/09775
Date of Inspection:	
Date site notice posted:	Sent to site owner
Date of press notice:	
SITE ADDRESS:	Share Farm, Tisbury, Salisbury, SP3 6PL
PROPOSAL:	Repair existing roof and attic while providing new shower room and WC; re orientate staircase and provide four conservation and means of escape from attic.

POLICIES

Wiltshire Core Strategy CP 58

Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Chapter 16 of the NPPF (revised December 2023)

CONSULTATION RESPONSES

Sedghill Parish Council: no response received

Cllr Bridget Wayman: concerns about the proposed installation of rooflights and the impact on the Cranborne Chase Dark Sky designation

Historic England: noted the lack of a proper assessment of the significance of the listed building and as such was unable to judge the impact of the proposals on the interest of the building, in particular the proposed demolition of the staircase from first floor to attic.

The Historic Buildings and Places Society: note the lack of information re the interest of the existing stairs and how the proposals impact on that interest.

REPRESENTATIONS

None received

THE HERITAGE ASSET

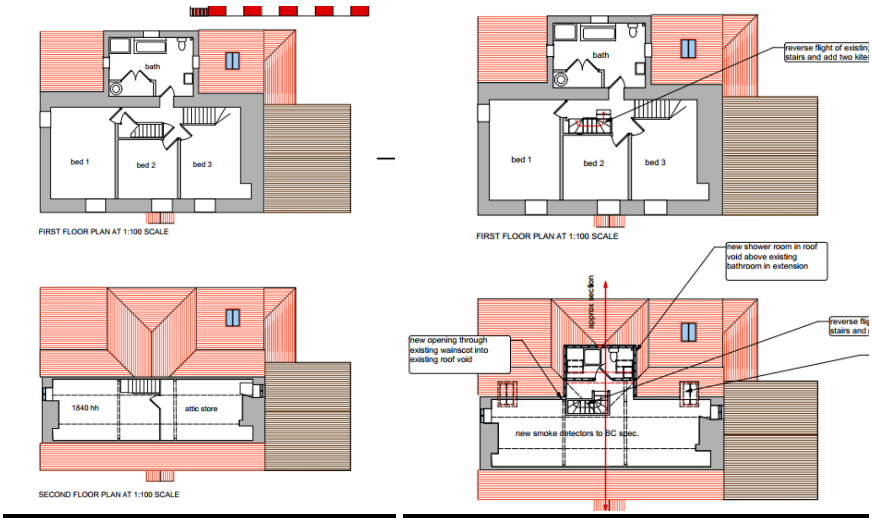
Share Farm is an attractive grade II listed 18th century farmhouse with rubble stone elevations and a tiled roof. The house has been extended to the east and to the rear in the late 20th century and in 2014.

The list description reads as follows:

'Farmhouse. Late C18. Rubble stone, tiled roof with gable end brick stacks. Two-storey, 3-window. Central gabled porch with planked door with 16-pane flush sash either side. First floor has three 16-pane sashes. Attached to right is single storey C19 extension with 2-light casement. Left return has 2-light casement. Lean-to rear extension with planked door and 2-light casements. Interior not accessible'.

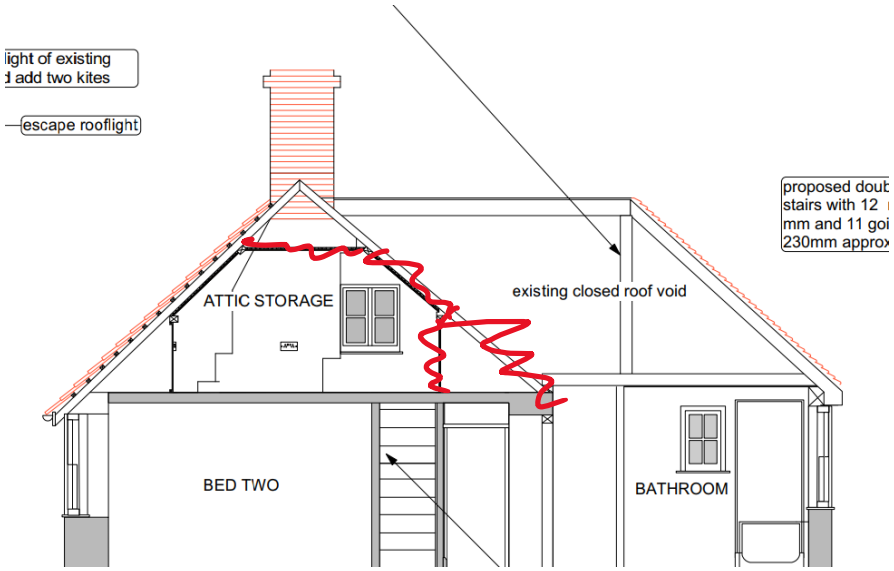
The building is not in a conservation area and it is outside the Wardour registered park and garden.

THE PROPOSALS



Says 'reverse flight of existing stairs and add two kites'. Note also door at 1st floor to stairs not shown in new position

In addition to reversing the flight of the stairs, they would make a whole in the existing wainscotting to allow access to a newly created en-suite at attic level, Presumably this would also entail the loss of some rafters.



In addition, they wish to demolish an existing partition in the attic space to forma one space, as well as raise the height of the ceiling.

There is one rooflight on the rear single-storey outshut (RHS). The proposal is for an additional four, two at attic (escape rooflights) and two to light the newly formed en-suite.

Unknown are possible building regulation implications.

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……'

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." It is also required that distinctive elements of Wiltshire's historic

environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

ASSESSMENT

Following a site visit, necessary in the absence of an assessment of significance (as required by paragraph 200 of the NPPF), it is evident that the stairs are historic and that the attic space is relatively unaltered. As such the stairs and attic are considered to have considerable interest.

The proposals would harm the interest of the staircase. In addition the proposals would result in the loss of a considerable amount of historic fabric ie door to attic stairs, area of attic flooring (floorboards and joists) to form new opening, wainscotting below the skilling, rafters, lath and plaster ceiling and a historic partition.

Furthermore, it is unclear what the building regulation implications of the work would be. It is possible that associated upgrades to the fabric may be required which would have implications for the special interest of the building.

CONCLUSION

Section 16 of the Planning (LBCA) Act 1990 requires that *'the local planning authority ……..shall have **special regard** to the desirability of preserving the building or its setting building or its setting or any features of special architectural or historic interest which it possesses*.'

The proposals would entail the loss of historic fabric and have an impact on the floorplan. As such, the proposals are considered to harm the special interest of the building.

The NPPF allows for harm where there are public benefits of some weight (paragraph 208). The benefits in this instance are largely of a personal nature (aside from the repair of the roof) and as such, not considered to be justified.

In conclusion the proposals are considered to be contrary to section 16 of the PLBCA Act, core policy 58 and Chapter 16 of the NPPF.

RECOMMENDATION: **REFUSE**