CASE OFFICER'S REPORT

Application Reference:	PL/2023/11122
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	Not required
Consultation ends:	02 February 2024
Case officer:	Pippa Card

Site Address:	17 ST MARTINS, MARLBOROUGH, SN8 1AR
Proposal:	Removal of existing fire surround and associated remedial works to the fireplace for the installation of a log burner
Recommendation:	Approve with Conditions

Site description

No.17 St Martins is a grade II listed building dating from the 18th century. Listed with Nos. 11-18 consec. it is one of a row of similar cottages in this part of the Marlborough Conservation Area.

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

> *C18. 2 storeys. Brick, some colourwashed. Old roofs. Some C18, mostly C19 casements and doors. Nos 6 to 28 (consec) form a group.*

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). 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. 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.

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 proposal is for the removal of a mid-20th century brick surround to an existing fireplace opening within the ground floor sitting room.

The existing fireplace surround is a pleasant, simple, painted brick surround of no particular style, and most likely designed to fit the size of opening by the person installing the fireplace so a builder, bricklayer or similar competent individual.

The removal of the brick surround will not result in the loss of an important historic feature from within the cottage and therefore the removal of this mid-20th brick surround will not cause harm to the significance of the designated heritage asset or its features that contribute to this.

The proposal is, after the removal of the brickwork, to take the existing opening up to the lintel that can be seen inside the chimney breast although the precise details of the requirements to 'make good' are unknown at this stage, as it is dependent on the brickwork removal to establish this.

The intention then is to install a woodburning stove within the altered opening, which is not considered contentious in this instance, as the simplicity of the room is suited to such a feature, and it will have a neutral impact on the special interest of the cottage.

Consultee Responses

Marlborough Town Council - no objections.

Conclusion

Overall the works are not considered to harm the significance of the designated asset, thereby preserving its special interest. A condition will be required to confirm the works to the fireplace once the brickwork has been removed.

Conditions: (3)

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
Elevations and Plans, Location Plan and Block Plan	1309-01-C.PDF	21 December 2023
Elevations and Plans	1309-04-A.PDF	21 December 2023
Design and Access Statement	.	21 December 2023
Built Heritage Statement	.	21 December 2023

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

3 Notwithstanding the submitted details, upon the removal of the brickwork fire surround, full details of the works to the fireplace opening (including any additional structural support that may be required) shall be submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details.
REASON: To preserve the special interest of the listed building and its fabric.