CASE OFFICER'S REPORT

Application Reference:	PL/2024/00153
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	04 February 2024
Case officer:	Stefan Galyas

Site Address:	School Lane Cottage, The Street, Grittleton, Chippenham, SN14 6AR
Proposal:	Small single-storey extension to the property, incorporating associated alterations, also to include several replacement windows and the reinstatement of the upper part of the rear brick chimney .
Recommendation:	Approve with Conditions

SITE DESCRIPTION:
School Lane Cottage is a two-storey, semi detached Grade II listed property situated to the north western side of The Street. The property can be accessed from either the shared vehicular access to the south-east of the site alongside the neighbouring property at The Old Hall or by a footpath to the south-west of the site (Ref: GRIT23). The cottage has been altered and extended at several time periods with the existing dwelling displaying light stone and rendered walls, clay roof tiles, a brick chimney stack and painted flush-casement joinery windows and doors.

The building does not immediately front the roadside and is set in a relatively discrete position with regard to the public domain. The local vernacular is predominantly made up of light stone detached and semi-detached dwellings clustered along the roadside which intersects Grittleton.

There is no defined settlement boundary for Grittleton and the site is considered to be located within the open countryside for planning purposes.

With regard to policy constraints, the site is located within the village wide Conservation Area as well as being located within the Cotswolds Natural Landscapes (AONB).

PROPOSAL:
The application seeks listed building consent for a single storey side (south-east) extension, the reinstatement of the former brick chimney, window replacements and several internal alterations. The proposed side extension would measure at 2.1m in depth, 5.2m wide, have an eaves height of 2.3m and a ridge height of 3.9m. External materials would constitute textured rendered walls, clay roof tiles, a brick chimney and painted flush casement joinery windows and doors.

POLICIES:
Wiltshire Core Strategy (WCS) (Adopted January 2015)
Core Policy 1 – Settlement Strategy
Core Policy 2 – Delivery Strategy
Core Policy 10 – Chippenham Community Area
Core Policy 51 – Landscape

Core Policy 57 – Ensuring High Quality Design and Place Shaping
Core Policy 58 – Impact on Heritage Assets

National Policy:
National Planning Policy Framework (NPPF) December 2023
Paragraphs 2, 8, 11, 12, 38, 47, 88, 89, 114-116, 131, 135, 139 200, 201, 203, 205-208, 212 & 213.

Planning (Listed Buildings and Conservation Areas) Act 1990
Section 66(1) – Special regard to be had to the preservation of a listed building or its setting.

Section 72(1) – Special attention to be paid to preserving or enhancing the character or appearance of a conservation area.

National Design Guide (2021)

ASSESSMENT:
Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications be made in accordance with the Development Plan unless material considerations indicate otherwise.

Sections 66 and 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require the local planning authority, in considering whether to grant planning permission and listed building consent respectively, to 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.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area in which the building and land are situated.

KEY ISSUES:
Principle
Impact on Character and Appearance, Including Heritage Assets

RELEVANT PLANNING HISTORY:
N/91/01715/FUL – Extension to Dwelling. Approved with conditions 07/10/91.

N/91/01716/LBC – Extension to Dwelling. Approved with conditions 07/10/91.

N/11/02918/FUL - The Old Hall, The Street, Grittleton, Chippenham, Wiltshire, SN14 6AP. Conversion and Extension of Garage to Annexe, Erection of Two Single Storey Extensions to Dwelling. Approved with conditions 25/11/11.

REPRESENTATIONS:

Grittleton Parish Council: Support.

Wiltshire Council Conservation Officer: No objection.

Letters: There was a total of nine letters of representation received from five local residents. Two letters received from the same local resident objected to the proposal, two more letters raised further concerns but not an explicit objection. The following concerns were raised:
• Site access in the construction phase not using the neighbouring site.
• The proposed north-eastern elevation including two windows which would result in an alleged overlooking impact.
• The property boundary differing from the plans when compared to a title plan.
• The proposed working hours during the construction phase.

A further letter of objection was received following the consultation deadline which re-emphasised the above points and raised further concerns regarding the screening of any proposed works during the construction phase.

The remaining letters either supported the scheme or raised no objection.

Impact on Heritage Assets:
Core Policy 57 states that new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Residential extensions/alterations such as this are acceptable in principle subject to there being no adverse impacts. Among other matters, it requires proposals to be sympathetic to and conserve historic buildings and historic landscapes (iv). Core Policy 58 (iii) states that designated heritage assets, including buildings and structures of special architectural or historic interest, and their settings, will be conserved and where appropriate enhanced in a manner appropriate to their significance.

Paragraph 200 of the NPPF requires the applicant to describe the significance of any heritage asset affected. Significance is defined in Annex 2 of the NPPF as: “The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”. The applicant has met the requirements of Paragraph 200, including a Heritage Statement in support of the application.

Paragraph 201 of the NPPF requires the local planning authority to identify and assess the particular significance of any heritage asset that may be affected and take this into account when considering the impact of a proposal.

Good design helps to provide a sense of place, creates or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing; The layout and design of new developments must also be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the site's characteristics. This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern and features. The proximity of poor quality or indistinct development is not a justification for standard or poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality; A

high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings.

The National Design Guide (2021) states that “to communicate the benefits of a scheme, it is important to explain how the design of a development relates to context and local character” (Paragraph 44). It adds that “well-designed places and buildings are influenced positively by:
• The history and heritage of the site, its surroundings and the wider area, including cultural influences;
• The significance and setting of heritage assets and any other specific features that merit conserving and enhancing;
• The local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of facades, characteristic materials and details”. (Paragraph 46).

School Lane Cottage is considered to be significant in heritage terms by virtue of its designation and this significance is considered to arise from architectural and historic value.

Previous advice was sought under a pre-application enquiry for first floor accommodation. The Conservation Officer dealing with the enquiry confirmed that an increase in height above the 1991 extension to the south-east of the host dwelling would have the potential to inflict harm to the buildings significance due to the potential obstruction of the quoin detailing.

The proposal therefore seeks to incorporate first floor accommodation within the 1991 extension without increasing the existing ridge height. The existing volume would therefore be used as part of the development proposal, providing a gallery and attic study space. At present, the extension is used as a garage, dining room and store. The existing garage doors on the north-eastern elevation would be replaced and bricked up with a double window and lintel. The proposal would also see the addition of a hipped extension which would be set below the existing extensions ridge height, thus appearing visually subservient. A glazed triangular window would be added to the existing extensions south-eastern gable, likely used to serve light into the proposed gallery area. While this is a slightly more contemporary addition, it is not considered that the window would appear overly incongruous given its limited size and positioning on the existing extension.

As part of the development proposal, several windows positioned on the dwellings principal (south-western) elevation would be replaced with similar flush-casement joinery. This is considered to be a sympathetic alteration to the listed building and no objection was raised from the Conservation Officer.

The proposed development would also see the addition of a skylights to the existing extensions north-eastern and north-western roof pitches. It was recommended by the Conservation Officer that a condition ensuring that the skylight uses a ‘conservation type’ style should be appended, should listed building consent be granted.

The existing dwelling features two red brick chimney stacks to the original host dwelling which protrude from the roof at slightly varying heights and widths. The proposal intends to reinstate the former chimney to the north-eastern gable which features a red brick appearance throughout. The proposed reinstatement would feature matching bricks, mortar type and bond and is considered to be a sympathetic addition within the development proposal.

Other matters:
Other matters raised in the objections have been addressed under the related planning permission.

In light of the above, it is considered that the proposal would have an acceptable impact on the character and appearance of the area, including the various identified heritage assets as well as the Cotswold Natural Landscapes (AONB). Accordingly, the proposed development would meet the requirements of Core Policies 1, 2, 10, 57 and 58 of the WCS and Paragraphs 135, 200, 201 and 203 of the NPPF.

CONCLUSION:

The proposal accords with the relevant National and Local policies and guidance and as such, should be granted listed building consent.

RECOMMENDATION: That listed building consent be GRANTED subject to the following conditions:

Conditions: (5)

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:

23021-108-A Proposed Elevations
23021-100 Site Location and Block Plan
23021-109 Window Joinery Sections
School_Lane_Cottage_Topo_001.dwg Topographic Survey
All received 22/12/23

23021-107-A Proposed Ground Floor Plan
Received 05/02/24

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

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the application form and approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.

4 The rooflights hereby approved shall be of the 'conservation' type with a single vertical glazing bar and mounted flush with the roof slope.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

5 The windows hereby approved shall be carried out in accordance with 23021-109 Window Joinery Sections in the following openings:
The sitting room's south-western elevation at ground floor level.
The kitchens south-western elevation at ground floor level.
The principal dwellings south-western elevation at first floor level.

REASON: In the interest of preserving the character and appearance of the listed building and its setting.

Informatives: (3)

7 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

8 The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

9 The applicant is requested to note that this permission does not affect any private

property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.