CASE OFFICER'S REPORT

Application Reference:	**PL/2023/10614**
Date of Inspection:	**26/02/24**
Date site notice posted:	**Sent to applicant**
Date of press notice:	**23 Nov 2023 expiry 14 Dec 2023**
SITE ADDRESS:	**Brook Cottage, Chitterne B12 0LG**
PROPOSAL:	**Boiler flue**

POLICIES
Wiltshire Core Strategy CP58
NPPF/PPG

CONSULTATION RESPONSES
Parish Council – no response.

REPRESENTATIONS
None.

ASSESSMENT
Brook Cottage is a grade II listed building in the Chitterne Conservation Area.

Special regard is to be paid to the desirability of preserving the character and setting of listed buildings by section 16 of the Act, and special attention to the desirability of preserving or enhancing the character of CAs by s72. The NPPF sets out the considerations for heritage assets in section 16, and CP58 of the Wiltshire Core Strategy seeks their protection and enhancement.

The proposal is for the installation of a new boiler and associated flue. The oil tank in the original submission requires planning permission, not LBC, as advised 15/11/23.

The NPPF advises that applicants should be required to provide a heritage assessment sufficient to understand the impact of proposals on heritage assets. The application is entirely silent on the construction of the area of the work, a single-storey addition at the southern end of the cottage labelled as the snug on the plans. Historic maps are not referenced: these are readily available online from the Wiltshire section of the Know Your Place site and the National Library of Scotland. Comparison of these and modern maps suggests that a southern addition formed part of the building before 1880. Close inspection of the structure however, reveals that it has a fabric (rubber?) DPC and many of the stone quoins are actually lined-out cement render (over what is unknown); and is probably largely or entirely mid-C20 reusing some salvaged material.

The installation of the boiler in the snug raises no concerns whatsoever. The balanced flue projecting through the rear elevation of the rebuilt structure would be visible from within the garden but would not be prominent nor cause any harm to the fabric or significance of the building.

The proposal raises no concerns with regard to the character or significance of the listed building nor the CA.

CONCLUSION
It is considered that the works would preserve the character and significance of the listed building and conservation area in accordance with sections 16 & 72 of the Act, the NPPF, and CP58.

RECOMMENDATION:

Approve subject to conditions