CASE OFFICER'S REPORT

Application Reference:	PL/2024/00119
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	Not required
Consultation ends:	15 February 2024
Case officer:	Pippa Card

Site Address:	SOUTHFIELD, MARLBOROUGH COLLEGE, BATH ROAD, MARLBOROUGH, SN8 1PA
Proposal:	Proposed repairs will include new like for like roof coverings, repairs to damaged stucco render, repointing with a lime based mortar and replacement of individual damaged brickwork, timber window repairs, new leadwork and full redecoration of all timber doors and windows.
Recommendation:	Approve with Conditions

Site description

Southfield is a grade II listed building dating from the 18th century. Although clearly designed and built as a residential building, it is rather unusual with rendered principal elevation and Classical decorative elements to give a 'gentrified' appearance, elevations with diaper brick detailing and others with banded brick and flint elevations to the sides/rear. It is within the Marlborough College complex of buildings, and located within the Marlborough Conservation Area.

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

> *C18. Chequer brick. Some blue header diapering. West front rendered. South front dressed flint, with ashlar dressings. Hipped old tile roof. Tall brick stacks. 2 storeys and attics. 2 ranges of sashes with glazing bars. West elevation has stucco pediment on very elaborate late C19 terracotta consoles.*

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.

Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 – requirement to pay special attention to the preservation or enhancement of the character or appearance of the surrounding Conservation Area.

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)
- Traditional Windows - their care, repair, and upgrading (2015).

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 application has been submitted to cover various repairs to this grade II listed building. Whilst there is nothing in current legislation to cover repairs to listed buildings, cumulatively they can amount to requiring an application for consent, hence the applicant's desire to cover the required repairs with an application in this instance.

All repairs are to the external elevations, and the proposed works are as follows:

Roof – the proposals are to strip the existing clay tile roof covering (the slate roof slopes are not included in the proposals) and replace with a matching clay tile. Once stripped. Any repairs to roof timbers will be carried out, but the extent of works is unknown until the roof tiles have been removed. Any anticipated repairs will be undertaken as appropriate, however the extent of repairs should be confirmed once assessment of the situation is

Joinery – localised timber repairs are proposed to all existing timber windows prior to redecoration. If it becomes apparent that joinery is unrepairable, the intention is to replace elements in a 'like for like' manner, although no joinery details have been provided, as the extent of potential replacement is unknown and may not be necessary.

Render and brick repairs, inc. repointing – the repairs programme includes localised render and brick repairs, with attention to repointing at the same time: again no specifics confirming the full extent of areas requiring attention have been provided, so additional information will be required once these have been identified as works begin.

Overall the works are required repairs, which cumulatively could have an impact on the listed building and its fabric, as the full extent of required works has not been, and cannot be, fully established until the roof tiles and areas of loose render have been removed.

The repairs will ensure the building is correctly maintained for the mid-to-long term preservation of the listed building and its fabric.

Consultee Responses
Marlborough Town Council - no objections.

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
Ground Floor Plan	Floor Plan - Existing	4 January 2024
Southfield Elevations	Elevation (Front) - Existing	4 January 2024
Site Plan	Block plan of the site	4 January 2024
Location Plan	.	4 January 2024
First Floor Plan	Floor Plan - Existing	4 January 2024
Second Floor Plan	Floor Plan - Existing	4 January 2024
Basement Plan	Floor Plan - Existing	4 January 2024
Heritage Statement	.	18 January 2024
Design and Access Statement	.	18 January 2024

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

3 Notwithstanding the approved drawings, no works in relation to the following repairs shall be

undertaken until full details have been submitted to and approved in writing by the Local Planning Authority:

(i) Full details of timber roof repairs, to include a written repairs schedule;
(ii) Elevation plans identifying the extent of render and brick repairs including areas of repointing, along with a written method statement for these works;
(iii) Full joinery details of any replacement timber joinery found to be required prior to redecoration;

The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.