CASE OFFICER'S REPORT

Application Reference:	PL/2024/00398
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	29 February 2024
Case officer:	Fiona Webb

Site Address:	Cuckoo Farmhouse, Cuckoo Corner, Urchfont, Devizes, SN10 4RA
Proposal:	Replace French casement doors in existing C21 lean-to rear extension with two-light casement window.
Recommendation:	Approve with Conditions

Scope of comments: the following comments relate to the built historic environment.

Policy: From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Sections 16 (LBC) and 66 (PP) require that **special regard** be given to the desirability of preserving or enhancing listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay **special attention** to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The NPPF outlines government policy, including its policy in respect of the historic environment. Section 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 207-9 of the NPPF 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 should 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 Practice Guidance provides guidance on interpreting the NPPF.

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."

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.

Site and assets considered: The property is a Grade II listed building located within Urchfont Conservation Area.

Proposal: The proposal seeks to replace French casement doors in an existing C21 lean-to rear extension with a two-light casement window

Relevant planning history: K/31741/L, K/44370/L, PL202207005 and PL202207250

Issues: impact on the significance of the listed building, impact on the character and appearance of the conservation area.

Information considered/provided: Paragraph 200 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance. In this case, the application is accompanied by a "Heritage, Design & Access Statement" which provides sufficient information to understand the impact of the proposal and is proportionate to the scope. The requirements of the NPPF are therefore met in this respect.

However, paragraph 201 also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

Significance of assets and contribution of setting (as appropriate): The NPPF defines significance 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." Historic England assesses significance in a similar manner, referring to evidential, historic, aesthetic and communal values of a place.

In this case the significance of the building lies largely with its historic fabric and architecture - its form, layout and architectural expression/detailing and use of high-quality design materials which have significant aesthetic and architectural interest and which contribute to the character of the conservation area.

Assessment: The proposal is for the replacement of French doors in the gable end of a modern rear extension with a two-light casement window.

This is very minor change to the Listed Building, affecting only a small part of a modern extension erected this century, as such no historic fabric is affected and considerations are merely aesthetic.

The proposed window would match other existing windows in the modern lean-to extension in terms of scale, joinery sections and glazing, and would be more historically appropriate in the gable than the existing modern French doors which are not found in this form from the period of the original house. Brickwork making up the reduced glazed area would be in matching brick in Flemish bond properly bonded in the existing with re-pointing to ensure an invisible join between new and existing. The existing timber lintel would be shortened to suit the proportion of the new opening.

The proposal has no impact on any historic fabric, and that there are no internal alterations or changes to the site plan as a result of this modest proposal. As such in heritage terms the proposal is considered acceptable.

Summary & conclusion: The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

The impact of the proposals on heritage assets will be neutral and the requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the application.

CONSULTATION RESPONSES:
Urchfont Parish Council – Support

REPRESENTATIONS:
None

RECOMMENDATION:
Consent

REASON FOR GRANTING ~~PERMISSION~~/CONSENT/~~REFUSAL~~:
The works as carried out preserve the special historic interest of the heritage assets in accordance with Section 16(2) of the Planning (Listed Building and Conservation Area) Act 1990 and NPPF section 16, because these works are considered an appropriate material and detailing.

Conditions: (2)

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 works hereby granted consent shall be carried out in accordance with the following approved plans and documents: Location Plan – dated 16/01/2024 Existing Elevations & Floor Plans – dated 16/01/2024 Proposed Elevations – dated 29/01/2024 Joinery Details – dated 29/01/2024 REASON: For the avoidance of doubt and in the interests of the significance of the

heritage assets and their setting.