CASE OFFICER'S REPORT

Application Reference:	PL/2023/10925
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	Not required
Consultation ends:	20 February 2024
Case officer:	Pippa Card

Site Address:	Lockeridge Down, Lockeridge, Marlborough, Wilts, SN8 4EL
Proposal:	Internal alterations to widen existing opening between drawing room and study
Recommendation:	Approve with Conditions

Site description

Lockeridge Down is a grade II listed building dating from the early 19th century. A high-status dwelling, with stucco rendered elevations, the building is typically detailed for the late Georgian period with some later Gothic influenced features, adding to the grandeur of this formal building in an otherwise rural area known for its local estate and thatched cottages.

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

> *Early C19. Rendered, with slate roof. Two storeys. Front of 3 wide window bays with mid wall string. Central bay has French doors and 20-pane sash window over, flanked on each floor by small pointed arched windows. Outer bays have 20-pane sashes. All ground floor windows have intersecting glazing bar heads. Boxed eaves and roof hipped. Return elevation on east is of 3 bays with 2 French windows on ground floor. Interior not seen.*

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)

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 enlargement of an existing opening between the ground floor study and drawing room.

An opening existed in this wall in 2003, when an application for various alterations to the building was approved (ref. K/44790/L), as this is apparent on the plans submitted with the application. Unfortunately there is no indication of when this opening was created, and it could be that the opening was present at the time the building was added to the statutory list in 1986.

The 2003 applications saw the addition of architrave and double doors to this opening, and therefore the joinery is modern.

The proposal is to widen this existing opening by just over one metre, to retain a symmetrical opening with masonry 'nibs' of wall at either end and a downstand so that historic cornicing is not disturbed. Whilst the historic plan form of a building is often a key feature of historic buildings, particularly ones of this era and status, the retention of part of the wall as 'nibs' and a downstand enable the planform to be clearly read, so it is not erased in its entirety.

The works will result in a small loss of historic masonry however this is not considered to cause harm to the significance of the designated heritage asset. The overall impact on the character of the two rooms will not be drastically different to the existing situation and the historic plan form of this part of the building will still be readable.

Consultee Responses

Fyfield and West Overton Parish Council – no objections.

Conclusion

Overall the works are not considered to cause harm to the significance of the designated heritage asset, thereby preserving its special interest as a grade II listed building.

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 development hereby permitted shall be carried out in accordance with the following approved plans:

Title	Description	Received Date
Existing Floorplans	140-1-S1100-00	14 December 2023
Existing Sections	140-1-S1200-00	14 December 2023
Location Plan	.	14 December 2023
Location Plan	140-1-S1000-00	14 December 2023
Existing Site Plan	140-1-S1010-00	14 December 2023
Proposed Floorplans	140-2-A2100-00	14 December 2023
Proposed Sections	140-2-A2200-00	14 December 2023
Proposed Opening Plan	140-2-A3100-00	14 December 2023
Design and Access Statement	.	14 December 2023
Heritage Statement	.	14 December 2023
Internal Photos	140-1-P1002	19 January 2024
Internal Photos	140-1-P1001	19 January 2024

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