DELEGATED REPORT

Application Reference:	PL/2023/11202 and PL/2024/00231
Application Type:	Planning Permission and Listed Building Consent
Site Address:	Rudloe Manor, Rudloe, Corsham, SN13 0PG
Proposal:	Alterations to metal casement windows
Recommendation:	That Planning Permission and Listed Building Consent is GRANTED

PROPOSAL

This application seeks Planning Permission and Listed Building Consent for the replacement of some of the newer C19 fenestrations on the dwelling situated on the north, west and east elevation.

The application sets out the following components for which permission and consent are sought:

- Replacement of fenestrations.

The development and works are intended for purposes associated with the occupation and use of Rudloe Manor as a single residential dwellinghouse.

DESCRIPTION/CONTEXT

Rudloe Manor is a detached grade II listed building built in the early C17 and situated northeast of Box Hill and west of Corsham. The site is set back from the single-track carriageway some 73.0m east with a large driveway and several other curtilage listed buildings on site. The property is situated within a large plot with a modest sized frontage and rear garden. The site is currently undergoing plans for an entire renovation which was submitted within a separate application and undergoing consultation. A decision on the other application have not been made during the life of this application.

Rudloe Manor is a Grade II Listed building. The building is described by Historic England as follows:

> *ST 87 SW BOX RUDLOE; 1/211 Rudloe Manor; GV II**
>
> *Manor House, late C17, rubble stone with steep stone tiled hipped roof and central ridge stack of 4 clustered diagonal shafts. Two storeys and attic. Two hipped dormers. Four-window range of recessed 3-light mullion windows with dripcourse over each floor stepped as hoodmould over windows. Relieving arches over ground floor hoods. Centre has oval light to each floor. One-window range to end walls, hipped dormer over 3-light windows with stepped dripcourse. To right of south end, rear wing with later C19 two and a half storey Tudor style porch tower with coped gable, mullion and transom first floor window and Tudor-arched openings on 3 sides of ground floor. Rear 3 gables, largely rebuilt or extended in CI9*

and C20. Running north is wing apparently late medieval with west side wall stack flanked by first floor cusped C15 single light to right and C19 or restored 2-light window to left, north end cusped single light and east side 2-light cusped mullion-and-transom window. Manor recorded from early C13. Interior altered. House probably built c1685 for T. Goddard.

Listing NGR: ST8422870667

The site is located within the Cotswolds Area of Outstanding Beauty but is not covered by any ecological designations.

PLANNING HISTORY

PL/2023/11201 & PL/2024/00234	Reconstruction of historic single-storey extension.	Under consultation
N/08/00986/FUL & N/08/00987/LBC	Demolish existing C20 former MOD buildings, the conversion & restoration of the existing listed manor, title barn & outbuildings into 2 dwellings, erection of 10 new residential units, associated landscaping works & infrastructure.	Approved
N/06/01410/FUL & N/06/01411/LBC	Demolish existing C20 former MOD buildings, the conversion & restoration of the existing listed manor, title barn & outbuildings into 2 dwellings, erection of 10 new residential units, associated landscaping works & infrastructure.	Refuse

POLICIES

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 must be made in accordance with the Development Plan, unless material considerations indicate otherwise. At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); and the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006).

Wiltshire Core Strategy Policies 2015 (WCS):

Core Policy 51: Landscape
Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 58: Ensuring the Conservation of the Historic Environment

The Cotswolds National Landscape (formerly AONB) Management Plan 2023-2025 (CNLMP) is a relevant material consideration, Policy CE1 (Landscape) is particularly relevant.

National Planning Policy Framework 2023 (NPPF)

ISSUES

The main considerations which are material to the determination of this application are listed below:

- Principle of development
- Impact on Heritage assets
- Impact on AONB
- Design and materials
- Residential amenity

CONSULTATION

Box Parish Council: No objection:

> *No objections providing the Listed Buildings Officer is happy with the proposed alterations.*

Historic England: No comment.

Conservation Officer: No objection:

> *No objection - on the basis of the content of the revised plans which was discussed at length with the agent on site. The revised plans have addressed my initial concerns and are considered to be acceptable in this case.*

REPRESENTATIONS

Consultation has been carried out and no objections were received by neighbouring properties or third parties. However, five letters of support were received by neighbouring properties.

ASSESSMENT

Principle of development

The principle of the proposed development and works is considered to be acceptable since it relates to alterations to an existing dwellinghouse. However, the detail of such proposals must still be considered against other polices within the development plan and relevant material considerations.

Impact on heritage assets

The Planning (Listed Building and Conservation Area) Act 1990 provides powers for the designation, protection and enhancement of conservation areas and the preservation of listed buildings. The Act requires that special regard should be given to the desirability of preserving a listed building or its setting (s. 16 and 66) as well as giving special attention to preserving or enhancing the character of appearance of the conservation area (s.72).

The NPPF requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by the proposal (including any development affecting the setting of a heritage asset). Core Policy 57 requires, amongst other things, that new development much be sympathetic to and conserve historic building. Core Policy 58 requires that development should protect, conserve and where possible, enhance the historic environment.

Significance of Rudloe Manor as a heritage asset

The detached listed manor was built in the late C17 which is set back from the single-track carriageway that runs west of the site. Currently, the windows are single-glazed, multi-panels, leaded windows of twenty-one panes set out in a three by seven pattern. It is suggested that the window are likely to be 1920s in date and possibly inserted into the stone windows during a renovation around 1928 which did not follow the historic fenestration pattern that existed. Information stated within the applicants Heritage Statement, provides photographic evidence prior to 1928 of Rudloe Manor showing the three transverse panes of light subdivided by to transoms into three panes.

Given the location of the dwelling, views from the public realm are focused predominantly to the front elevations, albeit, set back some 73.0m from the road. The setting being within an existing built-up area, the minimal fenestration replacement/alterations and the use of appropriate materials means that the wider views will not be compromised. The building will sit very much within its localised context, and when seen, will be viewed in the context of the existing form.

Assessment of Harm

The Councils Conservation Officer has not identified any harm to the listed building due to the proposed fenestration to be replaced being a more modern addition to the listed building and the proposed will replicate the original window pattern of the Manor prior to 1928. It is considered that the minor works to the modern fenestration preserve the significance of the heritage asset and brings the window design back to its original form prior to 1928.

Conclusion on harm

For the above reasons, it is considered that the limited works and acceptable materials will result in no harm to the listed building or surrounding area. The proposal is considered to be in accordance with Core Policy 57 and 58 of the WCS, advise in the NPPF and in compliance with section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

<u>Area of Outstanding Natural Beauty</u>

In regard to impacts on the Cotswolds National Landscape, Core Policy 51 of the WCS and Policy CE1 of The Cotswolds National Landscape Management Plan (CNLMP) seek to ensure that the landscape character, scenic quality and geological features of the National Landscape are conserved, and where possible enhanced. As required by CP51 of the WCS and Policy CE1 of the CNLMP, due consideration has been given to the proposal's potential impact upon the National Landscape.

The development is located within the confines of the existing property and the proposals would be finished in sympathetic materials that are prevalent in the Cotswolds National Landscape and are in keeping with the surrounding area. The proposal would integrate effectively and would not create harm to the scenic quality or character of the wider landscape. The works proposed do not include any additional built form.

For this reason, the proposed development is not considered to result in any unacceptable impact upon the landscapes special qualities. Therefore, the proposed development will meet the requirements of policy CP51 to the WCS, and Policy CE1 of the CNLMP.

Design and materials

Core Policy 57 requires, amongst other things, that new development must be sympathetic to and conserve historic buildings. Proposed developments such as this are acceptable in principle subject to there be no adverse impacts. Core Policy 58 aims to ensure that Wiltshire's heritage assets such as the conservation area are protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life.

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 of 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 an existing building.

In this instance, the applicant is proposing external changes to the existing fenestration within the grade II listed building. It is considered that the proposed materials and design adopts a relatively simple design approach which will allow it to integrate sufficiently to the listed building. Whilst the fenestration design will slightly change, it is not considered that the wider views would be unacceptably affected by the works. In terms of the external works to the listed building, it is not considered to unacceptably impact upon the character of the site or surrounding areas.

As such, the scale and design of the proposal is not considered to be unacceptable and would comply with Core Policy 57 of the WCS.

Residential amenity

Core Policy 57 states that development should have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and ensuring that appropriate levels of amenity are achievable within the development itself. Section 12 of the NPPF also states that planning decisions should create places with a high standard of amenity for existing and future users.

The proposed development would not immediately present an impact upon the living condition of neighbouring residents through overlooking or oppressiveness. The proposal therefore would not result in any unacceptable harm to neighbouring properties or result in unacceptable harm in terms of significant loss of daylight, sunlight or privacy for immediate neighbours.

It is also noted that during public consultation, there were no objections or concerns raised by neighbouring properties. Five letters of support were received by neighbouring properties.

In the context of the nature and layout of the development, there is considered to be no unacceptable impact upon the amenities and living conditions of the neighbouring properties, thereby complying with the relevant provision of CP57 of the WCS.

CONCLUSION

The potential impacts of this development have been taken into consideration. In terms of the design and materials, the proposal would not harm amenity or the character and significance of the listed building or its setting and surrounding area. The proposal is in accordance with the aims of the NPPF, the objectives of the relevant Core Policies in the WCS; 51, 57, and 58 and The Cotswolds National Landscape (formerly AONB) Management Plan 2023-2025. It is therefore recommended that this application be approved with conditions.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions (PL/2023/11202):

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning 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:

Design and Access Statement: Received 29 December 2023
History & Structural Development Report: Received 29 December 2023
Location Plan: Dwg No. 1460 120 P1; Received 29 December 2023
Window Profile Details- Revised: Dwg No. 1460 247 P2; Received 5 February 2024
Typical Window Section & Elevation- Revised: Dwg No. 1460 246 P2; Received 5 February 2024
East Elevation-Windows Refurbished: Dwg No. 1460 242; Received 29 December 2023
East Elevation Proposed: Dwg No. 1460 245; Received 29 December 2023
West Elevation Proposed: Dwg No. 1460 243; Received 29 December 2023
West Elevation- Windows Refurbished: Dwg No. 1460 240; Received 29 December 2023

North & South Elevation- Window Refurbished: Dwg No. 1460 241; Received 29 December 2023
North & South Elevations Proposed: Dwg No. 1460 241; Received 29 December 2023
Windows Supporting Statement: Received 29 December 2023

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 drawings.

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

RECOMMENDATION: That Listed Building Consent be GRANTED subject to the following conditions (PL/2024/00231):

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

Design and Access Statement: Received 29 December 2023
History & Structural Development Report: Received 29 December 2023
Location Plan: Dwg No. 1460 120 P1; Received 29 December 2023
Window Profile Details- Revised: Dwg No. 1460 247 P2; Received 5 February 2024
Typical Window Section & Elevation- Revised: Dwg No. 1460 246 P2; Received 5 February 2024
East Elevation-Windows Refurbished: Dwg No. 1460 242; Received 29 December 2023
East Elevation Proposed: Dwg No. 1460 245; Received 29 December 2023
West Elevation Proposed: Dwg No. 1460 243; Received 29 December 2023
West Elevation- Windows Refurbished: Dwg No. 1460 240; Received 29 December 2023
North & South Elevation- Window Refurbished: Dwg No. 1460 241; Received 29 December 2023
North & South Elevations Proposed: Dwg No. 1460 241; Received 29 December 2023
Windows Supporting Statement: Received 29 December 2023

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

INFORMATIVES:

1 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply, and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy.

2 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.

3 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.