CASE OFFICER'S REPORT

Application Reference:	PL/2024/00033
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	21 March 2024
Case officer:	Fiona Webb

Site Address:	Old Manor Cottage, 18 White Street, West Lavington, Devizes, SN10 4LW
Proposal:	Re-Roofing of The Old Manor Cottage, an unlisted building within the curtilage of a listed building (Retrospective)
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 curtilage listed building located within West Lavington & Littleton Panell Conservation Area

Proposal: The proposal seeks retrospective consent for the re-roofing of the building.

Relevant planning history:

Issues: impact on the listed building, impact on the setting of neighbouring listed buildings, impact on 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 and Access Statement" which provides sufficient information to understand the impact of the proposals and is proportionate to their 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: 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 and architectural expression/detailing and use of high-quality design materials which have aesthetic and architectural interest and which contribute to the character of the conservation area.

Assessment: The previous tiles on the property were single Roman clay tiles with an attractive faded orange colour and patina of age.

The tiles were replaced with new double roman clay tiles during the spring of 2023 due to water ingress as a number of tiles were cracked and spalled. This was considered an honest repair approach by the applicant rather than import salvaged tiles from other Buildings / reclamation yards to make up such a large shortfall in required number of replacements.

The new tiles do not match the profile, colour or patina of age of the original tiles and are red in colour and bright due to the new nature of the material.

Ideally any new tiles should have matched the previous tiles in profile and colour. However it is accepted that such tiles would have been difficult to source and are unavailable as new.

As such, the Local Planning Authority is only accepting this retrospective application due to the limited options available on the market for new Roman tiles, which would have resulted in similar

appearance and colour as the existing. As such the limited visual harm of this proposal is accepted by default due to the difficulty in obtaining a matching Roman tile to the original.
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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 proposal has resulted in harm to the building via the loss of historic fabric and via change to original external form. However it is accepted that the level of harm is limited and modest in nature, and taking into account the limited options available for new Roman tiles, this would have resulted in similar appearance and colour. As such the level of harm to the designated heritage assets has been justified and the proposal meets with the requirements of current conservation legislation, policy or guidance and I therefore recommend approval.

CONSULTATION RESPONSES:
West Lavington Parish Council – No comments

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 & Block Plan – dated 15/02/2024 Photographs

Taken – dated 15/02/2024 REASON: For the avoidance of doubt and in the interests of the significance of the heritage assets and their setting.