CASE OFFICER'S REPORT

Application Reference:	PL/2024/00204
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	15 February 2024
Consultation ends:	14 March 2024
Case officer:	Joe Leesam

Site Address:	22 High Street, Wedhampton, Devizes, SN10 3QE
Proposal:	Replacement of temporary masonry external sole plate with a permanent traditional timber sole plate.
Recommendation:	Approve with Conditions

POLICIES

Wiltshire Core Strategy (adopted January 2015):
Core Policy 51 - Landscape
Core Policy 57 - Ensuring High Quality Design & Place Shaping
Core Policy 58 - Ensuring the Conservation of the Historic Environment

The National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

Sections 16, 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

The North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2019-2024

Urchfont, Wedhampton and Lydeway Neighbourhood Plan 2015-2026 Made April 2017

REPRESENTATIONS

Urchfont Parish Council – Support.

Conservation – (final response) No Objections.

Third party representations – No responses received at the time of writing.

ASSESSMENT

The application relates to 22 High Street in Wedhampton, Devizes. It is a grade II listed property located within the Wedhampton Conservation Area. The site is also washed over by the North Wessex Downs National Landscape.

The statutory listing of the property is as follows:

URCHFONT WEDHAMPTON SU 05 NE (east side) 3/246 Nos 22 and 23 GV II House, now 2 cottages. Late C16-C17. Timber framed and brick with brick noggings and thatched roof. Single storey and attic and two storeys. 3½ bays, with rear wing to right of centre. Lobby entry plan. Central entrance remains with No 22, under round arched open porch, and second entrance in C20 additions on right gable end. Timber casement windows. Left 2 bays raised to 2-storeys in wide panelled studding to front, close studding to rear. Right bay has square panel studding 3 panels high on rebuilt high brick sill, the brick infilling replacing wattle and daub. Ceiling beams internally and clasped purlin roof.

Listing NGR: SU0602157713

Proposals:
The application seeks householder permission and listed building consent for the replacement of a temporary masonry external sole plate with a permanent traditional timber sole plate.

Impact upon the amenity of occupiers of neighbouring properties:
Due to the application's nature as a replacement sole plate, the proposed plans pose no concerns regarding residential amenity. There is no risk of any overlooking, light blocking, or the creation of an oppressive environment occurring as a result of the proposed development.

The proposal is therefore considered acceptable on residential amenity grounds.

Scale, design, materials, and impact upon designated heritage assets:
Local Authorities are required by Sections 66 and 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas and listed buildings, their setting, or any features of special architectural or historic interest possessed respectively when considering development proposals that affect the setting or views into them. This is locally reflected within Core Policy 58.

The dwelling that is the subject of this planning application is Grade II listed. In addition, the application site lies within the Wedhampton Conservation Area.

The proposed works relate solely to the replacement of a temporary masonry external sole plate with a permanent traditional sole plate, so there will not be a significant visual impact upon the visual appearance of the building. The main concern regarding the application is the conservation of the listed building.

Conservation has been consulted on the application and responded with initial objections requesting further information. Further information was subsequently provided, namely the clarification that seasoned oak would be used in the restoration of the sole plate. Following the submission of this information, conservation has responded with no objections, stating:

"I confirm that the details as set out and now confirmed with the applicants (seasoned oak) are considered acceptable. This can now be approved."

The proposed replacement of the external sole plate is therefore considered acceptable on visual amenity and heritage grounds and the proposal would not harm the historic fabric or significance of the Listed Building.

It is therefore considered, having regard to the points made above, that due regard has been given to the statutory duties set out within Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the requirements of the National Planning Policy Framework (2023) and Policies 57 and 58 of the Core Strategy.

Impact upon the North Wessex Downs National Landscape:
The proposed extension will be read in context with the host dwelling and as there will be no encroachment into the open countryside, no harm will be caused to the special qualities of the National Landscape.

Conclusion:
There will be no negative impact to neighbour or visual amenity, nor designated heritage assets as a result of the proposed development. The proposal is therefore considered acceptable in the context of its surroundings and is in accordance with the general criteria set out in the aforementioned policies of the local development plan and that of the NPPF (2023).

RECOMMENDATION:
Approve with conditions.

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 and documents:

- Planning Submission Drawing Location Plan *300 (PL)002 p 01*
- Planning Submission Drawing Site Block Plan *300 (PL)004 p01*
- Planning Submission Detail Drawing Temporary Sole Plate Removal Install of new oak sole plate *300 (PL)005 p01*

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

3 The development hereby granted shall be constructed in accordance with the materials specified by the applicant via email dated 05/04/2024, which confirms seasoned oak.

Reason: In the interest of protecting the special character and appearance of the listed building.