CASE OFFICER'S REPORT

Application Reference:	PL/2023/07321
Application Type:	Listed building consent (Alt/Ext)
Consultation ends:	19 June 2024
Case officer:	Jane Sanger
Site Address:	WOLSELEY HOUSE, 79 HIGH STREET, MARKET LAVINGTON, DEVIZES, SN10 4AQ
Proposal:	Demolition of the existing flat roof garages; and rear flat roof kitchen extension. Construction of two-storey side extension; Removal and replacement of existing roofs over the dwelling; changes to external materials walls; roofs, and dormers; Construction of detached double bay garage, with timber feather edge boarding; Construction of Boundary Treatments; Extensive structural works, including the partial demolition and rebuilding of the front elevation, floor structure at the upper floors and replacement of the roof structure; changes to windows and doors (including refurbishment and repairs to existing windows), including installation of conservation rooflight; internal alterations.
Recommendation:	Approve with Conditions

POLICIES

The National Planning Policy Framework (NPPF) 2023:
Chapter 4 – Decision Making
Chapter 9 – Promoting Sustainable Transport
Chapter 11 – Making Effective Use of Land
Chapter 12 – Achieving Well Designed Places
Chapter 15 – Conserving and Enhancing the Natural Environment
Chapter 16 - Conserving and Enhancing the Historic Environment

The Wiltshire Core Strategy, Adopted January 2015:
Core Policy 50 – Biodiversity and Geodiversity
Core Policy 57 – Ensuring High Quality Design & Place Shaping
Core Policy 58 – Ensuring the Conservation of the Historic Environment
Core Policy 60 – Sustainable Transport
Core Policy 61 – Transport and Development

Planning Policy Guidance (PPG).

Market Lavington Neighbourhood Development Plan 2018 – 2026.

Sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

The Wiltshire Local Transport Plan 2016 – 2026: Car Parking Strategy (March 2015).

KEY ISSUES

- Planning history.
- Impact on neighbour amenity.
- Impact upon highway safety.
- Impact upon any areas of archaeological significance.
- Impact upon ecology.
- Impact upon design, visual amenity and the significance of the heritage assets and their setting.

REPRESENTATIONS

Two letters of representation have been received from the occupiers of 84 High Street and Ivy Lodge, 85 High St, Market Lavington. They have raised the following concerns:

“I have no problem with the planning application. My only concern is the delivery of materials. Most of the materials will have to be delivered on large vehicles. Some of these vehicles may struggle to reverse into the driveway and will find it easier to offload in the main road. As the road is narrow outside the property the vehicles will have to park on the pavement to ensure other vehicles can pass. This will lead to pedestrians, wheelchairs, pushchairs having to walk into the road to pass the obstruction as there is no pavement on the opposite side of the road”; and

“I understand that the garden wall along the boundary is not being altered and the height of the proposed kitchen and utility will not be higher than the boundary wall”.

CONSULTEE RESPONSES:

Market Lavington Parish Council – the Parish Council have been consulted on three occasions, raising no objections to all three.

Conservation officer – three holding objections and the fourth response, plans considered to be acceptable, subject to conditions.

Historic England – 3 consultations responses, see the conservation section below for details.

Highways Officer – two consultation responses. Both, no objections, subject to conditions.

Archaeology Officer – no objections raised.

Ecology Officer – no objections, subject to conditions.

Please see the electronic planning file(s) for all of the above consultation responses in full.

ASSESSMENT:

The application site relates to Wolseley House, 79 High Street, Market Lavington. It is a detached, double fronted, two-storey dwelling, with white painted facing brick to all elevations except, part of the single storey rear elevations; the dwarf wall of the rear porch; rear dormer with small section of the rear elevation visible at first floor level, behind the existing two-storey, rear extensions, which are all faced in natural red bricks. The north-eastern gable end of the dwellinghouse comprises rubble stone. The roof is covered in plain clay tiles. Part stone plinths are visible on the front elevation. There is a curved porch canopy roof over the main entrance and two, gable roof, dormers in the front, roof plane. These are faced in a pebble dash render, finished in grey, with timber framing into the apex, with green painted fascias, under pitched, plain clay tiled roofs. The windows and doors are constructed from timber, with sash windows in the principal elevation and a mix of sashes and casement windows in the rear elevation on the two-storey extensions.

The rear additions to the main dwellinghouse comprise, two-storey height, triple gables, which are roofed in slate and some in plain, clay roof tiles. The largest gable has a catslide roof on its south-western side. To the rear of the dwelling there are some modern, red brick, single storey, flat and slate covered, hipped roofed extensions, with two flat roof, rear porch extensions, on the north-western, rear elevation of the original dwelling and one in the south-western side of the flat roof kitchen extension. There is a further red brick dormer window in the rear roofslope of the original dwelling, together with three chimneys, all visible above the roof at the front of the property. There are two round windows, lighting the loft spaces, one in each of the smaller, rear gable ends. The north-eastern corner of the single storey, hipped roof extensions, adjoins the corner of a single storey brick building, which lies outside of the red line.

There are two flat roof garages attached to the south-western side elevation of the original property. One of the larger garages has green painted timber cladding to the front wall, facing the vehicular access, in between white painted brick piers, with timber double leaf, partly glazed garage doors. The attached single garage has a metal up and over door. The flat roofs over the garaging are covered in felt.

The front garden is enclosed by a rubble stone wall, with stone piers, framing a central pedestrian access with two steps up from the street, along the front, south-western boundary with the High Street. The south-western side boundary treatment comprises a combination of a low-level rubble stone wall, which becomes a taller, red brick wall with two brick piers in it giving pedestrian access onto the shared driveway, along the side elevation of the dwelling. This wall extends back to the south-eastern side of the garages. The north-eastern shared boundary wall, with the adjoining neighbour is constructed predominantly from red facing brick and is higher than 2m tall.

Enclosing the rear garden along the south-western side, with the access, is a timber, approximately 1.8m high fence. There is a shared vehicular access adjacent to this side boundary giving access to two other dwellings, one of which is on the opposite side of this access (finished in a cream render, which once formed the historic stables associated with the application site). The rear garden is very overgrown. The rear boundary is enclosed with vegetation and trees. There is a concrete pad in the western corner of the rear garden with a light grey container on it.

The property is located within the Market Lavington Conservation Area Boundary, is a grade II listed building; and is within the setting of listed buildings.

The proposals:

The application proposes the following:

• Demolition of the existing flat roof garaging adjacent to the south-western side elevation of the dwelling; and demolition of the flat roof kitchen extension at the rear of the house;
• Construction of two-storey side extension, adjacent to the south-western elevation of house, in place the existing garaging;

• The two-storey extension will be built with white painted brickwork to the walls, under a matching plain clay tiled, pitched roof to the main dwelling;
• The existing low level stone plinth on the original front elevation will be repaired as required;
• Any repairs to the existing and original elevations of the house will be brickwork with a white painted finish, to match the existing;
• The section of the front elevation to the south-west of the main entrance will be carefully demolished and reconstructed in line with the structural report and conditions set out;
• Both dormers in the front roofslope of the main dwellinghouse will be reconstructed, removing the existing pebbledash rendered exterior and will be replaced with a lime render by the Little Greene Paint Company, in Slaked Lime 150 (an off-white, beige colour);
• Chimneys to be relined and repaired as required;
• On the rear two-storey roofs, replace existing roof slates with clay plain tiles;
• The annotation above the extension comprising the new utility, boot room and shower room states 'remove existing slates from the main roof and replace with plain tiles - re-use slates for new roof to the rear wing;
• Replacement of existing roof structure over original dwelling. Existing tiles to be removed and stored on site, any shortfall on tiles as a result of breakages will be replaced with tiles to match those existing;
• Installation of heritage/conservation rooflight;
• Changes to windows and doors (including new double glazed timber French doors), new timber sash windows to the front elevations and timber casements to the rear elevations in the two-storey, side extension, including a three, opening fanlight style, timber framed, high level window, in the south-western gable end;
• All existing windows will be completely refurbished and repaired;
• Proposed replacement of roof/timbers as per structural engineer's recommendations (see structural report);
• Insertion of universal swift boxes (x4), along the eaves of the main dwellinghouse;
• Only use Type 1F bitumastic roofing felt or NE approved BRM in positions indicated on submitted plans for dwelling;
• Access created at gable apex, beneath barge board to mimic existing roost site for bats;
• Access created at gable end apex to allow access into roof void (rear two-storey apexes);
• Built in bat boxes x2 at apex gable to mitigate for loss of common pipistrelle roost. Vivara Pro Build-in Woodstone Bat Tube, to be installed, as indicated on plans, rear elevation;
• Installation of 3 bat access tiles as indicated on the plans for main house;
• Construction of detached double garage, to the north-western rear of the dwellinghouse, in the western corner of the garden;
• The garage will be constructed with low level brick plinths, in a colour to match those on the existing single storey rear extension, with feather edge boarding above, finished in Cuprinol stain in Chestnut, together with the timber, double leaf garage doors in the same finish, under a plain clay tiled hipped roof. The windows will be timber painted casements;
• Construction of new hardstanding in front of the garage, surfaced in permeable tarmac;
• The double garage shows two parking spaces, with a further two parking spaces, one outside of each garage door; and
• The boundary fence shown in black on the site plan, appears to be existing, as no proposed elevation drawings have been submitted to support a different design and height (the agent confirmed verbally that there is no intention to change the existing boundary fences).

In summary, there will be proposed internal alterations, refurbishment and repair, of the existing dwelling, involving structural works including the partial demolition and rebuilding of the front elevation, floor structure, at the upper floors and replacement of the roof structure.

The application has been the subject of a number of revisions and re-consultations, these are set out below:

A subsequent structural survey was submitted from Structural Solutions, together with a revised Heritage Statement.

Following the above, revised Drawing No. 05B showing the Proposed Garage Floor Plan, Elevations and Roof/Site Plan was submitted, showing an EV point in one of the garage bays.

Subsequent to this, Historic England were consulted on the application.

A response was received from the Council's Structural Engineer, that the structural survey submitted was considered to be acceptable.

Following the above, a further 8 drawings were submitted to comply with those requested by the statutory consultee, Historic England showing details of the internal works to the building. This submission further included a Construction Method Statement, produced by Brackstones Builders Ltd, dated 08 March 2024, setting out the roof bracing, phase 1; phase 2, external propping using raking shores; phase 3, propping internally using acro props; phase 4, demolition and rebuild shoring; internal and external propping; demolition and rebuild; first floor joist level, wall plate level; demolition & rebuild of section 2; windows and shutters; and rainwater goods.

Following the above submission, a further re-consultation was carried out.

Subsequently, a Photographic Survey was submitted, setting out the works proposed by room, supported with photographs. The proposals are shown to include:

Cellar:
• Remove low level blockwork to rear wall;
• Brick up existing high level coal chute window boardings x2; and
• Existing timbers to be treated with paste for wood boring insects.

Ground Floor:

Reception Room (former Sitting Room):
• Fireplace - allow to open up chimney to existing brick arch reveal. Provide new hearth, wood burner, flue and surround.
• Existing timbers to be treated with paste for wood boring insects.

• Allow to carefully remove and replace post with new oak post. Sizes to be confirmed with Structural Engineer (S.E.) detail.
• Construction of new studwall to provide new W.C to rear of Reception room;
• Existing timbers to be treated with paste for wood boring insects;
• Refurbish and repair front door and windows as required; and
• General decoration throughout.

Front wall to Reception Room:

• Proposed to be carefully demolished and reconstructed as per structural report and Construction Method Statement;

Dining Room, WC and Hall:

• Remove walls to WC, Dining and Hall to create new open plan Hall and Dining, with new beam;
• Create opening in wall and provide new door into living room;
• General decoration throughout
• Existing timbers to be treated with paste for wood boring insects.
• General decoration throughout
• Existing windows to be removed and proposed new French doors with side panels to be installed within enlarged opening in rear wall of new Dining room.

Existing Garaging:

• To be demolished and replaced with two-storey extension, ground floor will be a living room;
• Investigate and open up existing wall to expose existing fireplace;
• Changes to windows and doors;
• Refurbish and decorate existing internal door.
• Steel to S.E detail

Kitchen:

• Section of kitchen within the rear extension to become the new utility;
• Partial demolition of former kitchen section at the rear of the house, in the recess between the new utility and the kitchen in the original part of the house;
• Changes to internal layout;
• Changes to doors and windows;
• General decoration throughout

Utility:

• Removal of doors and cupboards;
• Former utility to become Boot Room;
• New opening to provide double doors out to the garden;
• General decoration throughout

Store:
• Internal alterations to become new shower room;
• Replacement of external door to new window; and
• General decoration throughout

First Floor:

All the existing bedrooms will remain the same. The existing layout of the bathrooms on this floor will be changed to facilitate an extension to the existing landing/study; a large family bathroom, through merging the existing family bathroom and WC, with a new shower tray, in the place of an old cupboard; and a separate shower room.

The two-storey extension will accommodate a fifth master bedroom with a walk-in wardrobe; ensuite; and airing cupboard.

A summary of proposed internal works has been set out in the submitted Photographic Survey and includes the following:

Works to Landing/Study
• Location of proposed extension connection (LHS)
• Allow to dry and provide insulated plasterboard to walls.
• General decoration throughout

Works to Bedroom
• Remove existing high-level cupboard and make good;
• Remove brick infill panels and replace with wood fibre insulation. Plasterboard and skim;
• Allow to dry and provide insulated plasterboard to walls;
• Existing timbers to be treated with paste for wood boring insects;
• General decoration throughout; and
• Front wall proposals as specified in S.E. information.

Works to Bedroom
• General decoration throughout.
• Allow to dry and provide insulated plasterboard to walls.
• Front wall proposals as specified in S.E. information

Works to Bedroom
• Existing partition between bedrooms, install additional studwork with wood fibre insulation, plasterboard and skim;
• Allow to dry and provide insulated plasterboard to walls;
• General decoration throughout;
• Existing timbers to be treated with paste for wood boring insects and
• Front wall proposals as specified in S.E. information.

Works to Bedroom (single bedroom)
• Allow to dry and provide insulated plasterboard to walls; and
• General decoration throughout.

Works to Shower Room /Bathroom
• Allow to dry and provide insulated plasterboard to walls; and
• General decoration throughout.

Works to Landing
• Allow to refurbish/redecorate existing stair balustrades and handrails; and
• General decoration throughout.

Works to Bathroom (with bath):
• RHS wall to be removed to create larger bathroom;
• Allow to dry and provide insulated plasterboard to walls; and
• General decoration throughout.

Works to Bathroom (W.C.):
• RHS wall to be removed to create larger bathroom; and
• Allow to dry and provide insulated plasterboard to walls;
• General decoration throughout.

Loft Plan
Proposed changes:
Works to Landing (stair/landing):

• Allow to refurbish/redecorate existing stair balustrades and handrails; and
• General decoration throughout.

Works to Loft
• Partition wall to be removed and existing truss to be exposed; and
• General decoration throughout.

Works to Loft
• Carefully remove existing finished to exposed (assumed) timber frame and brick infill. Structural engineer to review and advise on necessary works. Assume remove brickwork and replace with 100mm wood fibre insulation finished with lime plaster and skim coat.
• General decoration throughout

Works to Loft
• Partition to be removed and existing truss exposed;
• Existing roof structure to be replaced. Existing tiles to be removed carefully and stored on site, any shortfall on tiles further to breakages will be tiles to match existing; and
• General decoration throughout.

Works to Loft/Storage
• New partition wall to be introduced to create new storage space; and
• General decoration throughout.

Works to Loft

• To rear gables, allow to remove existing insulation and provide 300mm new mineral wool insulation between and over joists while maintaining 50mm ventilation gap at eaves.

This was followed by a further re-consultation.

Subsequently the case officer re-consulted with Historic England on a 5-day period, to see if the information submitted by the agent, the Council's Structural Engineer and the Conservation Officer's final comments could mitigate against their concerns raised.

Historic England responded with additional information that they require, which are set out in the heritage section of this report.

A final revision was made to the submitted Construction Method Statement for highways, to change the title to Construction Management Statement and to add a sentence, which states:

"All vehicles will enter and leave the site in a forward gear at all times".

Planning history:

17/06814/FUL - Demolition of 20th century garage and kitchen additions and replacement with two storey side extension and single storey conservatory/garden room. Refurbishment/repair of existing facing brickwork, roof and chimneys (including replacement of pebble dash dormer cheeks with new render); Alterations to boundary walls. Erection of detached garage/workshop within garden – Approved with conditions – 08.11.2020.

17/07375/LBC - Demolition of 20th century garage and kitchen additions and replacement with two storey side extension and single storey conservatory/garden room. Refurbishment/repair of existing facing brickwork, roof and chimneys (including replacement of pebble dash dormer cheeks with new render); refurbishment of existing timber sash windows and doors; installation of secondary glazing; refurbishment/modernisation of existing services and internal finishes (including levelling of floors and ceilings where possible) and other associated works. Alterations to boundary walls – Approve with conditions – 08.11.2020.

K/86/0703/LBC - Demolish existing conservatory and build extension – Approved – 12.09.1986.

Impact on neighbour amenity:

The proposals will be well contained within the boundaries of the application site and due to their position, (with the access driveway along the south-western side boundary adjacent to the side extensions), size, height, design and scale, they are not considered to cause any harm to the neighbouring amenity in terms of having an overbearing impact; causing loss of light; or any overshadowing.

The concerns from the adjoining neighbour are noted in relation to the shared boundary wall and height of the proposed kitchen and utility, not being higher than this wall. However, it is confirmed that the existing rear single storey extension which will house the new utility and additional rooms, will remain unchanged in terms of its overall wall and roof heights. The new kitchen will be in the main house, positioned behind the utility projection and therefore will have no impact upon the occupiers of the adjoining property.

Impact upon highways safety:

The Council's highways officer comments:

"I note that there was a previous application in 2017 to which the applicant refers to in regards to the site layout (parking etc) and the garage location, however the applicant has not provided the same level of detail on this application and to be able to grant no highways objection I will need to be satisfied that the parking: turning and access arrangements are in place".

"I am broadly happy that the site can accommodate the requirements for parking and access and that this is in effect a replacement dwelling (though the photos do show a building requiring extensive renovation) and as such I am happy to raise no highway objection to the principle of the proposal subject to the following conditions; ensuring that the first 5m of the access is surfaced in consolidated materials, not loose stone or gravel, and made to drain away from the highway. The access leading from the edge of the carriageway into the site is a shared access. Therefore, the area that the Council can control in terms of ensuring a consolidated surface, is the parking plan relating to the site itself, which is referred to below.

The parking plan requested to show parking and turning space for 3 vehicles at a minimum of 3m x 6m internally and 2.4m x 4.8m externally had already been submitted on Drawing No. Wolseley House – 05 Rev A – Proposed Garage Floor Plan, Elevations & Roof/Site Plan. This was then revised under Rev B, to show the requested Electrical Vehicle Charging Point (EVCP). Therefore, this plan now meets The Wiltshire Local Transport Plan 2016 – 2026: Car Parking Strategy (March 2015), exceeding the required minimum of 3 car parking spaces for 4+ bedroom properties. In view of this, the condition recommended in relation to this is not required.

The Construction Management Plan required by highways, called in the submission by the agent, Construction Method Statement and related Proposed CMS Site Plan will form part of the plans list. This submitted document, will mitigate against the concerns raised by the highways officer and the occupier of No. 84 High Street, in relation to concerns over the delivery of materials to site by large vehicles and them not causing a highway obstruction or highway safety issues to all types of road users.

The highways officer was informally consulted on the submitted CMS and due to the removal of soil on site, a 20-tonne lorry is estimated to be required to visit site 15 times to remove it over the course of the first month of the construction phase. The rear garden with vehicular access is approximately 31m x 23m in area and should provide adequate space for vehicles to turn and exit the highway in forward gear, but given the restriction of the access junction, the highways officer required the CMS to be amended to state:

All vehicles will enter and leave the site in a forward gear at all times.

This has been submitted. Therefore, in view of the above, the proposals are not considered to cause any harm to highway safety.

Impact upon areas of archaeological significance:

The Council's Assistant archaeologist has confirmed that the proposals will not result in any disturbance to any areas of archaeological interest.

Impact upon ecological issues:

The Council's ecologist has made the following assessment:

Protected Species
"The Bat Survey Report (Herdwick 2023) submitted in support of the application identified a number of bat roosts within the building, including: serotine, common pipistrelle, brown long eared and Natterer's bat roosts. From the surveys undertaken, the roosts appeared to be non-breeding roosts of each species. Bats and their roosts are afforded stringent protection under the Conservation of Habitats and Species Regulations 2019 (as amended) and as such are a material consideration within the planning consultation process. All roosts will be impacted by the proposals. However, mitigation has been outlined within the ecology report and included on technical drawings to ensure the roosting provision is retained in perpetuity".

"A European Protected Species (EPS) Bat Mitigation Licence will need to be obtained for the lawful construction of this development".

"No evidence of other protected species were identified on site. However, reasonable avoidance measures to ensure impacts upon breeding birds are minimised were included within the ecology appraisal".

Biodiversity Net Gain (BNG)
"Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity and for major applications the expectation is that development will deliver a net gain. The NPPF also encourages applications to deliver measurable net gains (para 174 d) and the government has signalled its intention to bring forward legislation to require development to deliver 10% net biodiversity gain. Natural England has now prepared version 4.0 of the Biodiversity Metric that includes a small site metric Beta version. At the current time therefore, the Council expects all applications to demonstrate no net loss of biodiversity and where appropriate to deliver a net gain".

“The plot is located on the northern edge of Market Lavington in close proximity to priority woodland. The garden appears to support mature trees which are functionally linked to the wider habitat. No landscape information has currently been submitted to support the application. Additional information is required to ensure the retention of the habitat on site. This should be included within a LEMP and detail how the soft landscaping will be retained in perpetuity to ensure bat foraging and commuting routes will be retained”.

“The ecology report details some additional biodiversity enhancements which include the provision of bird and bat boxes which are welcomed but additional information will be required and secured by condition”.

Artificial Lighting

"The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. Details of the proposed external lighting have yet to be provided, however, an increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, ‘Guidance for the Reduction of Obtrusive Light’ (ILP, 2021), and Guidance note GN08-23 “Bats and artificial lighting at night”, issued by the Bat Conservation Trust and Institution of Lighting Professionals”.

“A lighting plan will be required to ensure the bat access points retained are not directly lit and that flight lines remain dark to allow for foraging and commuting. This information can be secured through condition”.

Salisbury Plain SPA

"This application lies within the 6.4km buffer zone of the Salisbury Plain SPA and in light of the HRA for the Wiltshire Core Strategy and the HRA for the Wiltshire Housing Site Allocations Plan it is screened into Appropriate Assessment due to the potential impact of recreational pressure on stone curlew in combination with other plans and projects. In April 2023 Natural England (NE) confirmed that the 2018 Appropriate Assessment for Salisbury Plain continues to be supported by NE. That Appropriate Assessment reached a conclusion of no likely significant effect on the conservation objectives of the SPA, for development within 6.4km of the SPA boundary provided that the mitigation scheme continues to be implemented. Annual stone curlew monitoring and protection measures continue to be secured by the Council”.

Providing satisfactory information is approved by planning condition set out below, the proposals are not considered to cause any harm to the ecology affecting the site.

<u>Impact upon design, visual amenity and the significance of the heritage assets and their setting:</u>

The Council’s Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. Proposals are required to “demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) “enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development” and “responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.”

The proposed two storey side extension will introduce a traditional, subservient addition to the main dwelling, in terms of its position being set down from the ridgeline of the original dwelling and set back from the principal elevation. It will use traditional matching materials to the main dwelling, in terms of external finishes, including using matching timber sash and casement joinery for the fenestration to reflect the existing design references on both the front and rear elevations. The dormers walls will be replaced with a

traditional lime render and the timber detailing on the dwelling refurbished and painted. The re-roofing of the building will be carried out re-using the existing plain clay tiles, carefully removing and storing them, in order to re-install them, upon the repair of the existing roof structure. The installation of the high level windows in the south-western gable end of the two-storey element are less traditional in appearance, however they will face the vehicular access and will not be prominent from a public vantage point, due to their position on the dwelling and its distance setback from the High Street. The discordantly designed, single storey flat roof additions to the side and rear of the property will be removed, which will provide a visual enhancement to the dwelling in terms of visual amenity and as result, the proposals will ensure that the development will positively contribute to the character and appearance of the immediate and wider conservation area.

The proposed double garage located in the western corner of the rear garden, together with its single storey, hipped roof design, using matching facing bricks to the existing rear single storey extension, with stained, timber cladding to the walls, and traditional, timber for double leaf doors and joinery, is considered to be acceptable. It will be a subservient design in relation to the main dwelling and the proposed permeable tarmac driveway will link the garage to the dwelling. The walls/boundary treatment shown separating the driveway from the grassed rear garden, will be conditioned to ensure that elevation drawings are provided to demonstrate its height. This will be generic condition relating to all boundary treatments, within the setting of the listed building, as these will require planning permission.

All of the materials for the external surfaces will be conditioned to require details and samples to be submitted to and approved in writing by the Council, to ensure that they match the existing dwelling.

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 to take account the desirability of sustaining and enhancing the significance of heritage assets and ensuring that new development makes 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." It is also required that distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

No elevation drawings have been submitted to detail the height and design of the proposed boundary fences enclosing the rear garden. Therefore, as they require planning permission as they will involve the means of enclosure surrounding a listed building, a condition will require the submission of the elevation drawings to support this.

The Council's Conservation Officer comments:

Site: Grade II listed building located within Market Lavington Conservation Area.

Proposal: The applications seek proposed internal alterations, extensions, double bay garage, modifications and refurbishment. This would involve structural works including the partial demolition and rebuilding of the front elevation, floor structure at the upper floors and replacement of the roof structure.

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

Assessment: This is my second consultation response and follows on from the submission of a Heritage Impact Report and a Structural Condition Report (re-inspection).

"The Conservation Team has previously been consulted on earlier development proposals for Wolseley House which have not involved partial demolition of this designated heritage asset. A revised structural report has now been submitted seeking to justify the partial demolition of the front wall. It is recommended that Historic England are consulted to ascertain their view on whether demolition is justified and whether the as proposed works are acceptable in structural terms".

"I am concerned that detailed plans and section drawings of areas proposed to be demolished have not been submitted. Concerns were further raised over "…a lack of detail of the tying in between the inner and outer leaves of elevations…", "…the use of cavity walling and how this would relate to the remainder of the structure…". Further concerns are "…that there has been no monitoring of the condition of this listed building on site in order to assess rate of deterioration".

Assessment: 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, whilst the application is accompanied by a "Design, Access and Heritage Statement" the document provides limited information about the building and fails to provide any objective assessment of the fabric affected, its date or significance or of the impact of the proposals and, as a result, it fails to meet the requirements of the NPPF.

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 applications are accompanied by a "Design & Access Statement and Historic Building Study", the documents provide limited information and fails to provide any objective assessment of the fabric affected, its date or significance, the impact of the proposals and, a clear justification for the proposals. As a result, it fails to meet the requirements of the NPPF.

However, paragraph 201 also provides for the local planning authority to make its own assessment of impact and in carrying this out the LPA should investigate options to minimise any conflict between the asset's conservation and the development proposals.

Paragraph 206 of the NPPF continues that any harm from a development proposal to a heritage asset should be clearly and robustly justified.

Historic England set out that the proposed interventions involve substantial loss of early historic fabric which carried both intrinsic historic and evidential value and contribute to the overall significance of the building. The loss of the fabric is irrevocable and harmful to that significance".

Conservation Officer comments: 25.09.2024:

From previous advice both from the Conservation Team and Historic England, it is unclear what has caused further decay in the fabric and structural deterioration in order for partial demolition to be required. This critical evidence is missing from the information submitted for this application. Other crucial information is also missing from this application and is essential to the detailed consideration of this proposal, namely:

Heritage Impact Statement
Detailed plans and section drawings of areas to be demolished
Details of structural strengthening of the floors
Details of reinstatement of the bearings to the east elevation
Details of consolidation of the remaining walls
Details of tying between the inner and outer leaves of elevations

As such the above information is required by both Historic England and the Council's Conservation Officer to fully understand both the condition of the building and the cause for fabric and structural deterioration. This is critical to inform their assessment of the proposed remedial works. Following the submission of this missing information, as more detailed assessment will be provided for these proposed works".

Conservation Officer comments 29.01.2024:

Assessment: This is my second consultation response and follows on from the submission of a Heritage Impact Report and a Structural Condition Report (re-inspection).

"A revised structural report has now been submitted seeking to justify the partial demolition of the front wall. I would strongly advise that Historic England be consulted on this new information submitted in order to ascertain their view as to whether demolition is justified and whether the proposed works are acceptable in structural terms".

"I am concerned that detailed plans and section drawings of areas proposed to be demolished have not been submitted. There is also a lack of detail of the tying in between the inner and outer leaves of elevations. I am also concerned at the use of cavity walling and how this would relate to the remainder of the structure". A consult with Historic England is required for structural engineers view on the proposals.

Conservation Officer comments 12.04.2024:

Assessment: This is my third consultation response and follows on from the submission of a Method Statement for the demolition and rebuilding of the front elevation, details of tying in the inner and outer leaves of the front elevation, reinstatement of joist bearings, roof plate to new wall, strengthen of timber floors, and floor joist bearings to new walls.

"Following the submission of a revised structural report advising of the need for the partial demolition of the front wall, a detailed internal and external inspection has been carried out of the building and discussions held with Building Control. Unfortunately, the property has suffered from continued deterioration, and I am now of the view that partial demolition and rebuild is justified since repair is no longer possible".

“Drawings have now been submitted showing – detailed plans and section drawings of areas to be demolished; details of structural strengthening of the floors; details of reinstatement of the bearings to the east elevation; details of consolidation of the remaining walls; details of tying between the inner and outer leaves of elevations. I find these details acceptable subject to planning conditions. However, the proposed Method Statement is too generic and lacks room by room specific details of the proposed works. This also should be supported by detailed photographs showing the areas the building fabric concerned, preferably with the number of the photograph corresponding with the number on the Method Statement/Schedule of Works. As such additional information and details are requested”.

Historic England sets out in their concerns dated 03.05.2024:

“The application seeks consent for extensive structural works including the partial demolition and rebuilding of the front elevation, floor structure at the upper floors and replacement of the roof structure”. This is to address a number of structural issues including a prominent lean in the front elevation, distortion at first floor level, subsistence, lack of internal tying between different structural elements of the building”.

“It is positive that the applicant is now only proposing partial demolition of the front wall. However, we feel that the investigation work undertaken is not sufficient to reach this conclusion”. Given the variability of the construction and the limited amount of opening up work which has been carried out to the external walls, there is likely to be significant additional work required once the construction works starts on site which has not currently been allowed for”.

“There does not appear to be evidence of subsidence in the front wall, the brick lines remain straight. There is definitely a bow in the front wall at first floor level due to lack of restraint but no measurements or building survey has been provided to confirm the scale of this movement or that it is ongoing”.

“There are no details of the proposed foundations to the new wall, how they will abut with the existing basement or the implications of a movement joint in the façade. The engineer is also proposing that the re-built wall will be constructed from a block and brick cavity wall rather than a solid masonry wall of traditional construction which is of concern”.

“There are also no details of proposed primary beam strengthening to the first and second floors (its likely to be the primary structure rather than the floor joists that are undersized) and no details of the proposed roof repairs have been provided. There is no information on overall stability and whether additional tying is required on the return walls and internal partitions. Detail 302 is not correct as the joists span in the opposite direction”.

“We are also concerned that continued delays in providing this critical information will result in a further deterioration of the wall's condition. We would therefore urge your Local Authority to request from the applicant the above information ahead of determination”.

Conservation Officer Comments from 09.05.2024:

“Assessment: This is my fourth consultation response and follows on from the submission of a photographic survey for the repair and rebuilding of the building”.

“Following the submission of a revised structural report advising of the need for the partial demolition of the front wall, a detailed internal and external inspection has been carried out of the building and discussions held with Building Control. Unfortunately, the property has suffered from continued deterioration, and I am now of the view that partial demolition and rebuild is justified since repair is no longer possible”.

“The additional information is welcomed however the photographic survey is rather generic and lacks specific room by room details of the proposed works and could be expanded on for clarity. My preference would have been a method statement with the number of the photographs corresponding with the numbers in the Method Statement/Schedule of Works. However, given where we are with this application, the condition of the building and the urgency of the works, I consider that we need to take a pragmatic approach and get this application approved so that works can take place”.

The following need to be dealt with via conditions:

• All new materials to be submitted for approval;
• Details of temporary propping and shoring whilst demolition takes place;
• Door and window joinery details, including shutters;
• Details of fireplace in Reception following opening up, details of heath, flu and surround;
• Exposed glazed panel of lath and plaster to glazed over for revealing original construction;
• Mortar mix for pebbledash render;
• Metal rainwater goods;
• Details of wall and roof insulation;
• Details of any extractor, flues and vents;
• Conservation rooflights and
• Details and plans submitted to mitigate against potential unforeseen issues that may arise when the opening up of the front walls to be demolished is carried out.

The condition relating to temporary propping and shoring is not considered to be required as details of this are set out in the submitted Construction Method Statement, which will form part of the approved plans list. Additionally, this document further sets out the details of the shutters, including their removal and storage and subsequent repair and reinstatement, therefore it is not considered necessary to condition them. The external door and window joinery will be conditioned.

The existing fireplace in the Reception is of modern construction. As its not always possible to know the condition of the remaining fabric, a phased condition will ensure that any remaining historic fabric can be made good, and final details for the proposals and any additional works/replacement shall be submitted to and approved in writing the Council.

The condition in relation to exposed glazed panel of lath and plaster, to be glazed over, revealing the original construction, as these are not finishes which would historically be left exposed, unless there is a good justification for it, which there isn’t here, this condition will be omitted.

Regarding the mortar mix for pebbledash render, as the dormers will not be re-rendered in a pebbledash rend, and will be covered in a lime render, this condition can be omitted.

For the wall and roof insulation a large scale section detail will be requested by condition to indicate details of all wall and ceiling build-ups, including new wall and roof insulation.

Historic England’s comments dated 10.07.24 state:

“We acknowledge that it is not possible at this time to firmly establish the extent of the area to be taken down and that any schedule of works provided may be subject to alterations, as more information on the structure of the wall and the defects/cause of the structural failing become more evident. We would be happy to support a phased approach with hold points identified for inspection by yourself, before further material is removed. We would be happy to assist further with that assessment”.

“However, in our opinion, it is critical that you are provided with the following information to the appropriate standard and level of details ahead of determination, in order to minimise the future loss of historic fabric:

1. A Method Statement for opening up works in a phased manner;
2. Details of provision of temporary support; and
3. Intended approach for remedial action following opening up work if needed (if rebuilding is required)”.

The Council’s conservation officer has included the above requirements in the conditions set out above. These will form part of the approval.

With regards to point 1 above, the principal of rebuilding has been accepted and is required, therefore further opening up of the elevation is not considered necessary. The proposal now is for rebuild of this section of wall, for which there are details.

Regarding point 2, provision for temporary support of the building has already been provided in the Construction Method Statement. The details are brief, but they address the key points. There is a structural engineer overseeing these works, who is known to the conservation team and there will be a scaffold designer supporting the build, therefore, no further action in this respect is required.

In relation to point 3 above, the principle of rebuilding has already been accepted, therefore this point is unnecessary.

Overall, HE’s aim is to ensure that provision is made for all eventualities, which can be built into conditions, but otherwise, the principle of rebuilding (HEs remit) is justified via the input from an experienced structural engineer.

As phased condition will ensure that prior to the implementation of any additional structural works found to be required during the build, details (including a report providing justification from a structural engineer) will be submitted to and approved in writing by the Council.
Regarding the re-use of roof tiles, the dismantling and storing of these will be secured by condition.

The Conservation Officer continues:

“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”.

“In this case whilst partial demolition is necessary for structural reasons, the proposals will result in considerable heritage benefits by virtue of the proposed investment in repair and upgrading/structural repair which will help to secure the future/stability of the building /via facilitating the optimum viable use”. Therefore, the proposals are considered to be acceptable.

RECOMMENDATION: Approve with conditions.

Conditions: (11)

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:

Application Form
Design and Access Statement
Bat Survey Report, Wolseley House, 79, High Street, Market Lavington, Wiltshire SN10 4AQ, A report for Tuttle Architectural Services and on behalf of Mrs Jacqueline Mestaz, Dated August 2023, By Herdwick Ecology.
Historic Building Study, Report No. B6494b, April & May 2023

Drawing Nos:
Wolseley House – 01 - Existing Cellar, Ground Floor Plan, Elevations & Section
Wolseley House – 02 – Existing First Floor, Loft & Roof Plan, Block & Location Plan
Wolseley House – 03 Rev B - Proposed Cellar, Ground Floor Plan, Elevations and Sections
Wolseley House - 04 Rev A – Proposed First Floor, Loft & Roof Plan, Block & Location Plan
All received on 25 August 2023.

Heritage Impact Assessment In Respect of Repair/Rebuilding of the Front Wall, Dated January 2024.
Structural Solutions, Dated 22nd June 2023, Job No: 10086TUT6 (Updated 14th December 2023
Received on 10 January 2024.

Wolseley House – 05 Rev B – Proposed Garage Floor Plan, Elevations & Roof/Site Plan
Received on 6 February 2024.

Drawing Nos:
300 Rev P1 – Detail – Strengthening Existing Timber Floors
301 Rev P1 – Detail – Reinstatement of Existing Joist Bearings
302 Rev P1 – Detail – Tying Inner and Outer Leaves of the Elevation
303 Rev P1 – Detail – Floor Joist Bearings to New Wall
304 Rev P1 – Detail – Roof Wall Plate to New Wall
400 Rev P1 – Key Plan – Existing Ground Floor
401 Rev P1 - Key – Existing Front Elevation
402 Rev P1 – Key – Plan & Elevation For Details
Construction Method Statement By Brackstone Builders Ltd, Dated 08 March 2024 (Roof Bracing/Shoring/Internal & External Propping/Demolition & Rebuild etc).
All received on 22 March 2024.

Photographic Survey
Received on 15 April 2024.

Drawing No.
Wolseley House – 06 – Proposed CMS Site Plan
Both received on 23.06.2024.

Construction Management Statement Rev A
Received on 13.08.2024.

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

3 Notwithstanding the approved drawings, full details and samples of all the external materials for the development hereby permitted to the dwellinghouse shall be submitted to and approved in writing by the Local Planning Authority. Any new roof tiles required, over and above those which are salvaged (removed by hand and stored in a dry place) from the original dwellinghouse, shall match the existing building in terms of material, colour, texture, profile and pattern of laying.

The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

4 Prior to the installation of the external windows and doors joinery, details of these shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including section through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

5 Notwithstanding the approved drawings, following the initial works to remove the existing modern fireplace and infill additions, prior to implementation of any works for the making good of the fireplace in the Reception, final details of the proposals and any additional works/replacement shall be submitted to and approved in writing by the Local Planning Authority.

The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

6 The rainwater goods shall be constructed from cast metal and maintained as such thereafter.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

7 Notwithstanding the approved drawings, prior to the installation of all the wall, ceiling and roof insulation, large scale section details shall be submitted to and approved in writing by the Local Planning Authority, to indicate the details of all wall and ceiling build-ups, including new wall and roof insulation.

The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

8 Notwithstanding the approved drawings, prior to the installation of any external flue, background and mechanical ventilation, soil/vent pipes, full details of external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air shall be submitted to and approved in writing by the Local Planning Authority.

The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

9 The rooflight hereby approved shall be of the ‘conservation’ type with a single vertical glazing bar and mounted flush with the roof slope.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

10 No additional structural works found to be required during the rebuilding of the front wall of the dwellinghouse shall be undertaken until details (including a structural engineer's report providing a full justification) have been submitted to and approved in writing by the Local Planning Authority.

The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

11 The applicant’s attention is drawn to the conditions on the counterpart planning approval PL/2023/07290.