



# Heritage Impact Assessment

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Latchetts, Oaksey,  
Wiltshire

October 2025 | Project Ref 8417A



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# 1. Introduction

**1.1** This Heritage Statement has been prepared by HCUK Group on behalf of Gerard Mactamney and Sheelagh MacNamara. It relates to the house called Latchets, The Street, Oaksey. The site is within Wiltshire Council for the purposes of decision making at the site and the pre-application submission alongside this report seeks to inform discussions with the council on the proposals prior to a full submission.

**1.2** Latchets is a Grade II listed building (UID: 1182008) within the Oaksey Conservation Area (Figure 1). Other listed buildings are present within the vicinity but because of the nature of the proposals and after consideration during the site visit and the application of professional judgement it is not considered that there is any risk that the proposals will affect the special interest and significance of any of those assets, nor change the way in which they are experienced and can be understood within the village context.

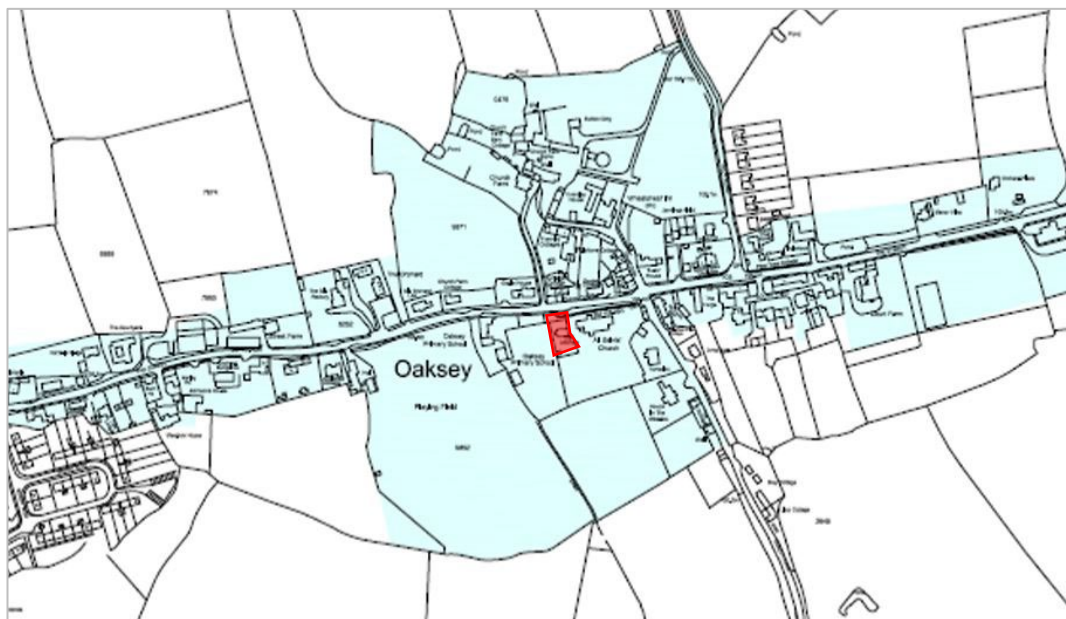


Figure 1: The central part of Oaksey Conservation Area with the site, Latchets, shown.

## The Context

- 1.3** Wiltshire Council provided comments on a pre-application scheme in September 2023 under reference ENQ/2023/00902. Concern was raised at that point about the scale of extension and some other elements including replacement features and the addition of a dormer. Since that time the owners have reconsidered and propose a reduce scope of works in the current submission. This report builds upon the initial Pre-application Heritage statement to consider the revised proposals against an identified statement of the significance of the listed building. It considers matters raised during the pre-application proposals. Heritage matters and values continue to have been considered from the outset of the project along with a desire to render this listed building as sustainable as possible, securing its long term viability as a heritage dwelling.
- 1.4** The current proposals have been taken account of the pre-application feedback and continue to be informed by an understanding of the building and its heritage values. Where features of architectural and historic interest have been identified through the site visit they are preserved and retained within the proposals.
- 1.5** This report should be read alongside the architectural drawing package and Design and Access Statement from Atelier Ochre Architects



*Figure 2: Latchets, north and western gable showing proximity to parish church.*

## Purpose of this Statement

- 1.6** Informed by a detailed site visit and historic background this statement presents a discussion of the significance of the assets that may be affected by the proposals to assist decision makers at Wiltshire Council. This addresses the requirements of Paragraph 207 of the National Planning Policy Framework. Consideration of the impact of the proposals on special interest is given.
- 1.7** The key consideration is whether or not the proposals give rise to harm to any of the designated heritage assets in question – the listed building itself or the character and appearance of the conservation area – through eroding their unique heritage values.

## 2. Relevant Planning Policy Framework

- 2.1** The decision maker is required by sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.<sup>1</sup>
- 2.2** There is a broadly similar duty arising from section 72(1) of the Act in respect of planning decisions relating to development within conservation areas.
- 2.3** Measures being implemented as a consequence of the Levelling Up and Regeneration Act 2024 will have the effect of making the desirability of preserving or enhancing other types of designated heritage asset a statutory consideration.
- 2.4** For the purposes of this statement, preservation equates to an absence of harm.<sup>2</sup> Harm is defined in paragraph 84 of Historic England's Conservation Principles as change which erodes the significance of a heritage asset.<sup>3</sup>
- 2.5** The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.
- 2.6** The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:

*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting*

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<sup>1</sup> Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137. This principle has recently been confirmed, albeit in a lower court, in R (Wyeth-Price) v Guildford Borough Council.

<sup>2</sup> South Lakeland v SSE [1992] 2 AC 141.

<sup>3</sup> Conservation Principles, 2008, paragraph 84.

*may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*

**2.7** Historic England has produced guidance on development affecting the setting of heritage assets in The Setting of Heritage Assets (second edition, December 2017), better known as GPA3. The guidance encourages the use of a stepped approach to the assessment of effects on setting and significance, namely (1) the identification of the relevant assets, (2) a statement explaining the significance of those assets, and the contribution made by setting, (3) an assessment of the impact of the proposed development on the setting and significance of the assets, and (4) consideration of mitigation in those cases where there will be harm to significance.

**2.8** The NPPF requires any harm to the significance of a designated heritage asset<sup>4</sup> to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 214 and 215 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.<sup>5</sup> The Scale of Harm is tabulated at Appendix 1.

**2.9** Paragraphs 214 and 215 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit.<sup>6</sup> Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 214 or 215 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

*Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.*

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<sup>4</sup> The seven categories of designated heritage assets are World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefield and Conservation Areas, designated under the relevant legislation.

<sup>5</sup> Bedford Borough Council v SSCLG and Nuon UK Limited [2013] EWHC 4344 (Admin).

<sup>6</sup> The balancing exercise was the subject of discussion in City and Country Bramshill v CC SLG and others [2021] EWCA, Civ 320.

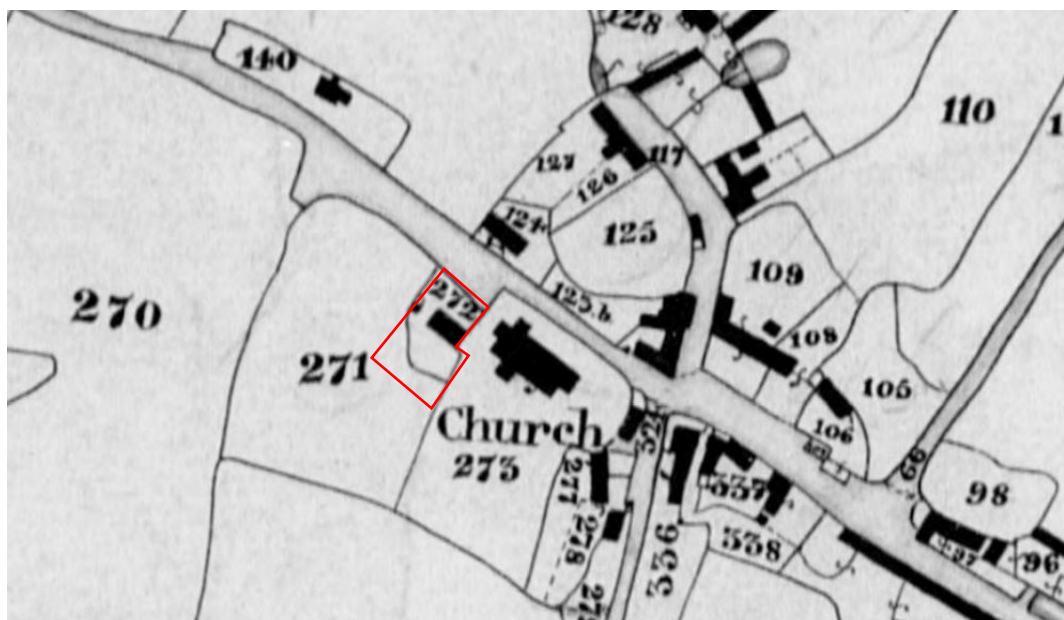
- 2.10** Paragraphs 212 and 213 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.
- 2.11** One of the overarching objectives of sustainable development, as expressed in paragraph 8 of the NPPF, is mitigating and adapting to climate change, including moving to a low carbon economy. Historic England has a Climate Change Strategy, and has published Mitigation, Adaptation and Energy Measures. More specifically, Historic England has published a Heritage and Climate Change Carbon Reduction Plan (March 2022). These and similar strategies run in parallel with heritage-specific methodologies relating to the assessment of significance, and the effect of change on significance.
- 2.12** Wiltshire Core Strategy was adopted in 2015. Core Policy 58: Ensuring the Conservation of the Historic Environment is relevant.
- 2.13** Oaksey Neighbourhood Plan was adopted in 2019. Policy 11: Designated Heritage Assets and Policy 12: Conservation Areas are relevant to this application. In addition it contains a character appraisal which is of relevance in particular given the lack of adopted conservation area appraisal. At paragraph 116 onwards it includes a series of design guidelines which provide useful guidance on development within the village and conservation area and specifically in relation to extensions and alterations.

## 3. Historic Background

### Historic Background

**3.1** Oaksey and the area around it have archaeological evidence of human occupation and activity stretching right back to the Bronze age with round barrows and an axe head from this period found north of Park Farm. It was recorded as a village of six hides in the Domesday book. The settlement is linear, stretched out along The Street and other ancient lanes and trackways and originally comprised two small centres of development, later joined together to form the current village. The Latchets sits in the eastern of these two areas, in close proximity to the parish Church, which has an Early English (Late 12<sup>th</sup> century) core.

**3.2** Latchets itself is referred to frequently as 'the oldest house in the village' though we have been unable to find definitive sources or references to confirm this statement. Based on its traditional style internal features of large fireplace with integral newel stair, steep roof pitch, chamfered beams, and proximity to the church the assertion for such early origins is not unreasonable.



*Figure 3: 1843 Tithe map extract with today's property boundary overlain.*

**3.3** The Latchets is shown as a simple rectangular building on the tithe map of Oaksey Parish compiled in 1843. The garden plot is set back from the adjacent church

yard's northern edge and is slightly irregular to the south when compared to today's property boundary. A small outbuilding is shown immediately west of the cottage. The landowner was Francis Salisbury, who at that time owned c.600 acres within the parish, she passed her estate to her daughters and grandnephew who held it through the 19<sup>th</sup> century. Over the early years of the 20<sup>th</sup> century the land ownership was slowly sold off in parcels<sup>7</sup>. The Latchets is one of a series of small separate properties in Francis Salisbury's ownership in the first half of the 19<sup>th</sup> century all identified on the tithe apportionment as '*cottage and garden*' and all occupied by different tenants<sup>8</sup>. The tenant listed on the tithe apportionment is one Daniel Clark, born 1806 in Oaksey. He appears on the census records of 1851 and 1861 with his occupation given as 'parish clerk', living alone 'near the church' and in 1861 in an entry under the Parish Church<sup>9</sup>. The proximity to the church would make The Latchets an excellent cottage and location for the parish clerk.



Figure 4: 1879 25 inches to one mile map extract (National Library of Scotland Maps Collection)

### 3.4 By the later 19<sup>th</sup> century (Figure 4) the cottage is shown with a property outline matching that of today. The maps show paths around the house and a small

<sup>7</sup> A P Baggs, Jane Freeman and Janet H Stevenson, 'Parishes: Oaksey', in *A History of the County of Wiltshire: Volume 14, Malmesbury Hundred*, ed. D A Crowley (London, 1991), pp. 176-186. British History Online <http://www.british-history.ac.uk/vch/wilts/vol14/pp176-186> [accessed 2 May 2023].

<sup>8</sup> Tithe map and apportionment available via the Genealogist under reference: IR 29/38/211

<sup>9</sup> Census Transcript Search, 1841-1911 [database online]. TheGenealogist.co.uk 2023 "HO107 1841/1851 Census Returns" The National Archives and "RG9 General Register Office: 1861 Census Returns" The National Archives

outbuilding in the south western corner. The cottage has a small addition on the western elevation, inset from both north and south elevations.

### 3.5

This arrangement remains broadly consistent to the present day, the latest large scale map available online dates to 1921 and shows the same arrangement.

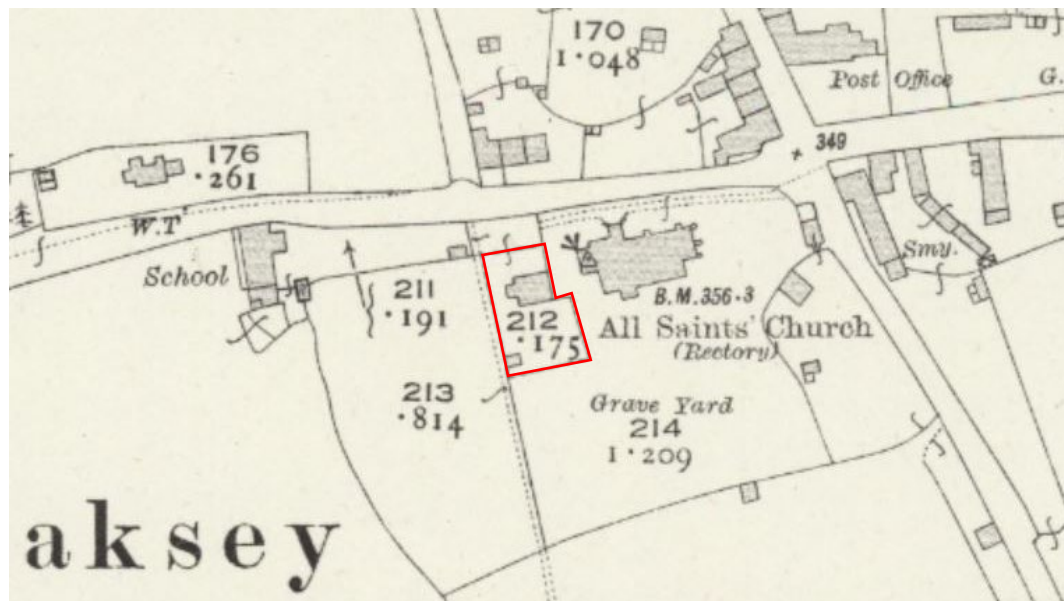


Figure 5: 1921 25 inches to one mile OS Map extract.

### 3.6

In the later 20<sup>th</sup> century a series of changes were undertaken to the building including the addition of a small porch entry in the south west corner at an unknown date but prior to a planning application from 1989 to make internal amendments to the first floor. The planning documents from this application (ref: N89/0617/LB) include a description of the existing fabric in a letter from the then architects<sup>10</sup> which describes all the internal wall fabric finishes as modern stud plaster board. The current layout of the building was established at this point including the relocation of a bathroom from the small addition on the ground floor to the first floor.

### 3.7

In 2017 the previous owner made an application for listed building consent for a replacement door and window and replacement rain water goods (17/05088/LBC). This followed discussions with the conservation and enforcement teams at Wiltshire Council which are not viewable online but are understood to relate to the

<sup>10</sup> Letter dated 10 February 1989, from Eric Cole & Partners, Chartered Architects on application ref: N89/0617/LB, available via the Wiltshire Council online planning search facility.

unauthorised erection of a conservatory against the rear wall of the property which was shown in sales particulars from that period. The conservatory has since been removed. The present owners bought the property in 2017 and have made no changes since that time.

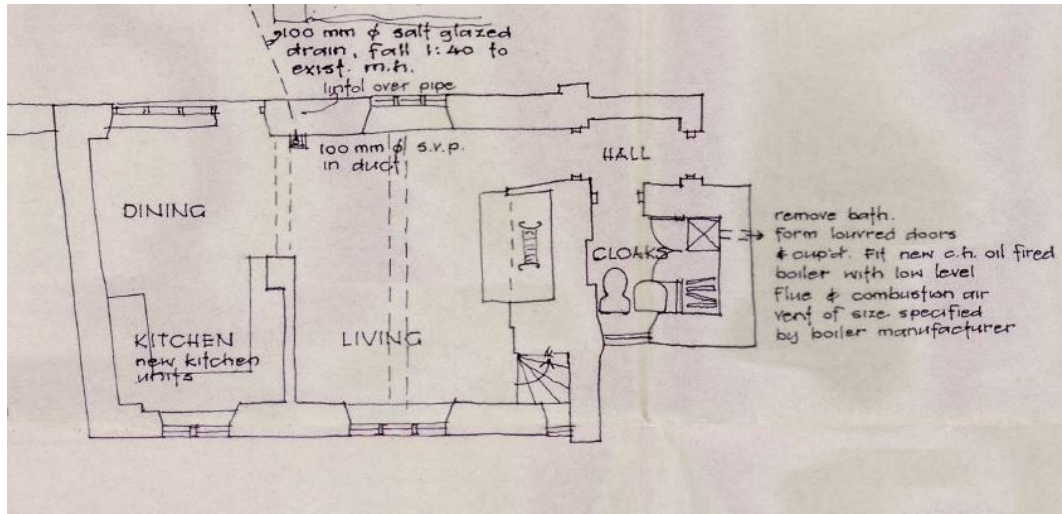


Figure 6: 1989 Proposed ground floor plan showing new WC and boiler in the previous bathroom location and the current kitchen arrangement.

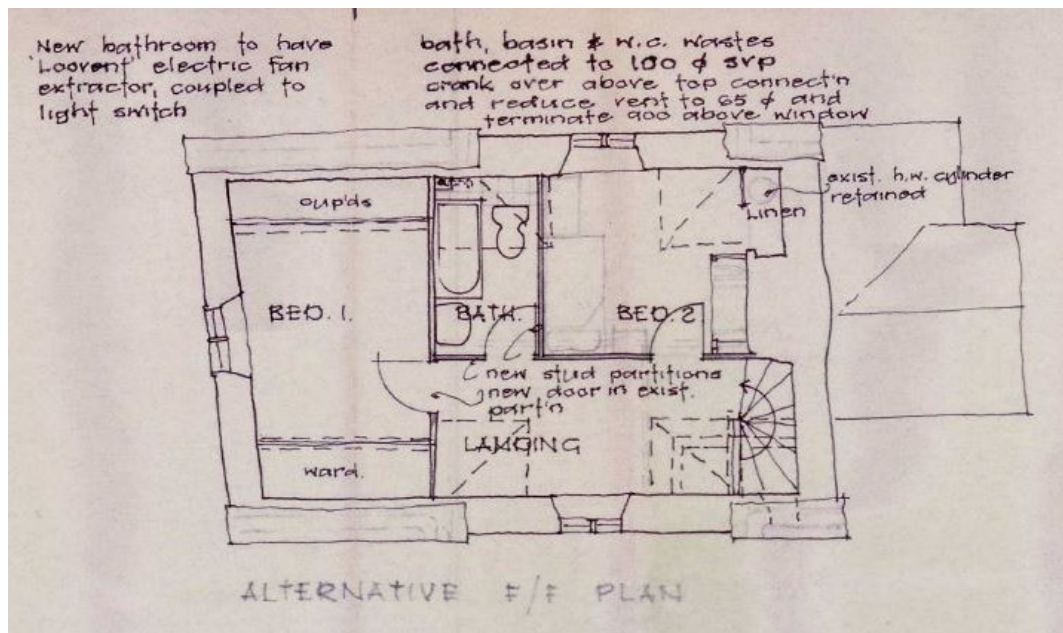


Figure 7: 1989 Proposed first floor showing the establishment of the existing first floor layout.

## Current Condition

### 3.8

The house's exterior is succinctly described within the list description as follows:

*"ST 99 SE OAKSEY THE STREET (south side). 3/133 Latchets (formerly listed as Cottage next to Church on West) 28.10.59. GV II*

*Detached house. Probable C15 origin with early C17 alterations. Coursed rubble with flush rusticated dressed stone quoins, stone dressings and gabled stone slate roof with one west end stone stack. Single-storey and attic, 2-window north front. Windows are one 3-light chamfered mullion with a hoodmould, flush relieving arch and 2-pane casements to ground floor right, a similar 2-light mullion to left and a further 2-light mullion beneath gable to attic. Doorway in extension to right with plank door. South front has further gable with mullioned fenestration and a large C20 casement with plank door to the right"*



Figure 8: The Latchets front elevation, note projection of the western gable just right of the small stair window beneath the chimney.



*Figure 9: The Latchets rear elevation.*

### 3.9

The above is broadly correct though the building does not have rusticated dressed corner quoins, rather has a few enlarged blocks at the corners which are otherwise defined by the coursed rubble stonework, the majority of openings also have little sense of larger blocks at the jambs of the openings merely a continuation of the rubble stone walling extending up to the stone mullion windows. The western gable wall projects slightly beyond the main elevation line of the building, it is unclear as to whether this indicates a reconstruction of the gable, or later reinforcement, or works to the main elevations, the projection is present to front and rear and is considerably narrower than the internal stack but the stonework is contiguous across the gable as far as can be seen.

### 3.10

The western gable is also coursed rubble in which there is a slight trace visible as a line between two contrasting rubble stone coursing characters which suggests a possibly taller and alternate earlier roof line to the 19<sup>th</sup> century additions in this area or possibly a substantial area of reconstruction at some point. The consistent cement pointing renders this structural joint somewhat difficult to discern.

### 3.11

The entrance to the cottage is through the western gable through the later porch additions.



*Figure 10: Western gable with slight straight joint highlighted where the stonework coursing changes slightly suggesting a former roof scar. Consistent later repointing somewhat obscures the contrasting build quality. Note rebuilt chimney.*

**3.12** Internally the planform is simple with a mostly open plan at ground floor level, the division making up the kitchen area is a modern wall, though beams in the ceiling suggest it is on an historic partition line. The stairs are a tight newel with small square window, set adjacent to the substantial stack, which continues through the first floor as an irregular projection, without a fireplace with adjacent recess used for cupboard space in the bedroom. The ground floor features various historic features namely a large open fireplace with timber bressumer, the integral newel stair to the north side of the stack, exposed chamfered floor joists, and the stone mullion windows. The floors in the ground floor area appear to be relatively modern, the kitchen floor is certainly set on a concrete base.

**3.13** The layout of the first floor is as set out in 1989 and aside from the stone mullion frame windows has little innate heritage character though the position of the stack and stair are traditional as a point of access.

- 3.14** The window frames in the historic core are stone mullions but the windows themselves are later modern flat glass within later frames. Evidence in the sill of the window to the first floor hallway shows that historically this window was provided with at least one iron bar to the right hand light, most likely to wire in leaded lights, other evidence of this type is obscured by later inserted timber casements. The rear elevation of the house features rolled steel windows in the mullion casements, they have a mid 20<sup>th</sup> century character with very flat glass. One 19<sup>th</sup> century window was observed within the extension bathroom and one within the kitchen.
- 3.15** From inspection it is clear that the roof of the building has been replaced in its entirety at some point in the second half of the 20<sup>th</sup> century. This includes the roofs over both parts of the addition to the west. It is not known at what date this occurred but the nature of the fabric is suggestive of the later part of the 20<sup>th</sup> century, though the pitch and traditional stone slates retain a traditional aesthetic the roof structure is not historic.

## 4. Significance

- 4.1** This section of the report presents an assessment of the significance of assets that may be affected by the proposals, namely Latchets itself, a grade II listed building, and the character and appearance of the Oaksey Conservation Area in which the building sits. Following the site visit and assessment, and factoring in the comparatively constrained nature of the proposals, no other listed building in the area is considered to have the potential to see significance affected. Most particularly the proposals will not affect the significance of the adjacent Grade I listed Church of All Saints, nor will the proposals affect the way this listed building is experienced or understood in any way; the Church is not discussed further.

### Latchets

- 4.2** Latchets primarily derives its special interest through a combination of its vernacular architectural and historic qualities. There is a degree of archaeological (evidential) interest as well whereby the fabric itself retains evidence for changes and adaptations over time which are not reflected in the documentary record. The building is not considered to have substantive artistic values though its aesthetic qualities are distinct in relation to its vernacular architectural style.
- 4.3** Architectural interest is primarily retained in its small vernacular form with features such as the stone walling, the steep gables and roof pitch, and stone mullion windows that are characteristic of the Cotswold vernacular. the planform is much altered at both levels but the ground floor spaces defined by the visibility of the historic ceiling/floor structure and the historic stair in its traditional position adjacent to the stack retain evidential interest pertaining to the historic layout of such small domestic properties.
- 4.4** Internally features of particular interest are primarily found within the ground floor spaces and include the substantial fireplace, the adjacent newell stair and exposed ceiling beams.



*Figure 11: The large fireplace with timber bressumer and solid upright flanking stones, exposed timber floor/ceiling structure and traditional newel stair within the depth of the stack.*

## 4.5

The stone mullion window frames are of high interest contributing to architectural value as well as historic illustrative interest and evidence of traditional craftsmanship. They are all altered and only two period casements were identified one lighting the kitchen area, with an iron turnbuckle catch and heavier wrought iron casement frame and the second lighting the added on utility, lobby and WC which appears to be a slightly later 19<sup>th</sup> century metal casement. All other windows had been replaced either with comparatively recent timber casements or with mid 20<sup>th</sup> century rolled steel casements featuring handles and stays typical of the 1930s or 40s, all glass appears to be modern, very flat with no 'historic' characteristic flaws. One of the mullion frames retained legible clues to the presence of former vertical bars usually used to secure earlier leaded lights, the ongoing legibility of such archaeological traces continues to enable an understanding of how the windows have changed, though the glazing itself is no longer historic. Several of the later timber casements have a variety of catches and stays, some which could be 19<sup>th</sup> century but all of which are re-attached to the windows with screws, they

are re-used features and although they may well be from within this property their provenance is uncertain.

#### 4.6

The later casement windows, both steel and timber are not considered to make a particular contribution to heritage value. The timber frames are heavy and obscure the stone mullion mouldings. The rolled steel windows are unremarkable and though they are of some age now they are not considered 'special' in relation to the early vernacular character of this building or its architectural interest. Later timber window and adjacent door within the kitchen are modern (2017 or later) and of no special interest. Straight joints beneath this window suggest there may have been a larger opening in this location at some point.



*Figures 12-13: (left) surviving period iron casement with ornamental turn buckle catch lighting the kitchen and, (right) example of the type of 1930s style rolled steel casements seen elsewhere in the larger ground floor*



*Figures 14-15: (left) probably 19<sup>th</sup> century leaded light within the extension; (right) first floor mullion window with timber casement to the left with mixed re-attached stay and evidence (circled) in the right frame of former iron bar for fixing an earlier leaded light now replaced.*

#### 4.7

The roof structure within the building is entirely modern, it was viewed through an access hatch and is partly exposed in the first floor hallway where the principal timbers have been boxed in with plywood. It no longer contributes to architectural or historic interest though has clearly preserved the traditional form of the historic building with its deep gables to front and rear. The structure of roof over the smaller extensions is similar in character.

#### 4.8

The extensions, with the exception of the historic window and traditional rubble stone walling have no innate heritage character internally, nothing to contribute to evidential or illustrative values in enabling an understanding of their function or use within the cottage.



*Figure 16: The roof structure viewed from the access hatch looking towards the southern gable structure.*



*Figure 17: first floor landing at the head of the stairs with irregular plasterwork and, on the right, exposed replacement roof structure with plywood covering over soft wood timbers.*



*Figure 18: The outbuilding in the south western corner of the property, with adjacent traditional boundary wall.*

**4.9** The setting of the building contributes to its special interest through the continuity of its boundaries, certainly from the 19<sup>th</sup> century onwards, and in its position in the centre of the village where its specific characteristics can be experienced and understood alongside other contemporary buildings and spaces which afford an experience of this building's diminutive scale and traditional construction.

**4.10** The garden contains a small 19<sup>th</sup> century outbuilding (Figure 18), the specific function of which is not fully clear, it may have been an outhouse or privy, it may have been a pigsty or a store. It features a window in the eastern gable and door on the southern side. It appears on historic maps from the later 19<sup>th</sup> century and forms a positive part of the setting of the cottage, indicating smaller diminutive ancillary structures that accompanied domestic dwellings in past eras.

## Oaksey Conservation Area

**4.11** There is no adopted appraisal document for this conservation area but the Neighbourhood Plan contains a detailed historic background and character appraisal with which this assessment agrees in full. At page 73 of the Neighbourhood Plan the key characteristics of the conservation area are identified as follows:

- An important Cotswold Village which has been in existence since the bronze age with a 13th Century church and ancient buildings, some of which are over 600 years old;
- The collective impact of most of the Village's historic buildings and their visual impact from the linear Street reflects the true character of the Village which this character appraisal seeks to preserve or enhance;
- The linear village design is based around a single 'main' street which linked the two historic settlement cores with limited arteries feeding off and the five former farms and their former farmyards;
- Areas with narrow road widths which accommodate building frontages rather than traffic priorities;
- Well-spaced mix of larger homes and barn conversions and smaller terraced homes fronting the main Street;
- The use of traditional Cotswold building materials;
- Boundary treatment of either walls of traditional Cotswold dry stone walling or neat hedging;
- A village strongly connected to its countryside setting with a number of important views and vistas over the surrounding North Wiltshire rural landscape.

**4.12** These points concisely highlight the principal strands of architectural and historic interest and value within the conservation area. Archaeological values are also tied up in the evidence for past uses and activities, some of which may be below ground but many of which are reflected in the upstanding buildings that make up the village and directly evidence its ancient origins, continuity with that ancient past and periods of change. The aesthetic architectural value of the conservation area is heavily linked to the vernacular qualities of the buildings within the conservation area. Different functions and periods of architectural interest are reflected in the variety of buildings which alongside differing sizes of domestic property include agricultural, ecclesiastical and educational buildings – all of which have unique aspects that allows an understanding of historic activities within the conservation area.

**4.13** The Latchets contributes to this character by conforming to a number of the above key characteristics. It is in the historic core, adjacent to the church and represents a smaller dwelling of traditional vernacular style and materials. It is of considerable architectural interest individually, reflected in its listing, and contributes to the collective architectural and historic experience of the village as a whole. The property is bounded on all sides by traditional stone walls. Space to either side of the property, within the adjacent school and church yards means that this property is experienced alongside views afforded past it towards the more open countryside, this building is experienced as part of the visual links to open countryside reinforcing the sense of an agrarian background to the village.

## 5. Heritage Impact Assessment

**5.1** This chapter of the report assesses the impact of the proposed development on the significance of the heritage assets identified in the previous chapter, including [where applicable] effects on the setting of those assets. For the avoidance of doubt though there are a number of nearby listed buildings in the vicinity, most significantly the adjacent parish church, it is not considered that the special interest of these listed buildings will be affected in any way by the proposals discussed here. Their unique heritage values, and means to experience them from within the Site or surrounding area, will not be affected by the proposals which are highly constrained to Latchets as an individual dwelling.

### Proposals

**5.2** The design for the proposed work has been set out in a design and access statement and series of application drawings by Atelier Ochre. This document includes a summary of the changes undertaken in response to pre-application concern with either the removal of elements from the scheme, or provision of additional supporting information. This section should be read alongside those documents.

**5.3** In brief the proposals are:

- Provision of a small hipped dormer window to the southern roof slope, based on local examples, to light the second bedroom.
- Reordering of first floor plan with an alternate bathroom position with natural light and ventilation. Provision of air conditioning units and associated service route to external condenser.
- Creation of opening above kitchen counters between kitchen area and living area
- Replacement of ground flooring modern finished with hand finished oak floor boards.
- Replacement rear kitchen door and window in hardwood timber with lintel over.

- Sustainability and thermal enhancements including application of insulated lime plaster internally, selected replacement of windows with metal framed slim line double glazed casements and double glazed timber casements, insulation within the roof.
- Extension of the ancillary outbuilding with matched parallel second roof, retention and relocation of door, retention of window and provision of insulation for ancillary domestic use.

## Effect on the listed building

**5.4** The scheme has been much reduced over the pre-application proposals retaining the western addition to the building. It continues to preserve those features of interest which contribute to the special architectural and historic interest of Latchets as a small period domestic building. The proposals retain key period features of:

- the fireplace;
- exposed floor structure in main living space;
- newel stair;
- stone mullion window frames;
- two historic iron windows;
- historic ironmongery (catches and stays from other windows); and,
- the current planform division at the ground floor.

**5.5** The replacement kitchen door and window utilises an existing opening but seeks to provide a more appropriate joinery detail, in particular with the provision of a lintel above, and timber mullions.

**5.6** The alterations at first floor will not affect historic fabric of interest, the layout here is a later 20<sup>th</sup> century creation and the proposals simply reorder the arrangement slightly. The acceptability of these elements was acknowledged in the pre-application response.

**5.7** The insertion of an AC system has a limited effect on historic fabric through the installation of the associated pipework. This impact is very similar to what might be required for an amended standard heating system, or new sink installation. It is not

considered to be innately harmful to the overarching heritage values of the building.

## Windows

**5.8** The proposed dormer window in the rear roof slope will not affect historic roof timbers, none of which survive. Its design is based on an extant example seen elsewhere in the village on the listed 'Tudor House' (UID: 1181981) which is located to the north east of The Latchets. The hipped design is low to the roof and does not prevent an understanding of the overall steep traditional pitch of the roof. It will affect a rear elevation, not the front elevation. Traditional materials used will sustain the material quality of the roof.

**5.9** Dormers are considered within the local plan design guidance as a sensitive design detail in this area. The Design and Access Statement includes a plan of the village illustrating the frequent occurrence of dormer windows to front and side elevations within the conservation area already. Its insertion will not affect any historic roof timbers. This proposal will introduce a small, traditional and contextually appropriate feature to a rear roof slope without affecting any historic roof structure. It is considered to preserve the architectural and historic values of the building.



*Figure 19: Exemplar dormer window on Tudor House*

- 5.10** The proposal explicitly retains the two identified historic windows within the building (in the kitchen and downstairs WC) sustaining their material, evidential and historic values. Careful repair will ensure they open and close smoothly and any decay is halted with appropriate repairs and repainting.
- 5.11** The other windows in the building are later replacements of the 20<sup>th</sup> century. Some of these are from the mid 20<sup>th</sup> century but they are mass produced rolled steel windows with standardised detailing and fittings – they are not considered to contribute to the heritage values of the building to any great degree, nor to have any particular innate heritage value. By the time they were installed here they were utilitarian regularly available products and they are not considered rare or technologically significant at this site though they of course illustrate changes which have occurred over time. Evidence from one of the first floor windows suggests that they did not replicate historic details, which indicate leaded lights in at least some of the windows. They have not replicated or reproduced the ornamental qualities of the iron window in the kitchen.
- 5.12** The replacement windows proposed match the existing windows with a combination of both timber and metal casements all fitted with slim line double glazing which will contribute to the thermal enhancement of the building. The outer pane of the new glazing is a product ('Goethe Glass') which replicates the irregularities and textural variety of traditional glass which is positive in terms of maintaining a traditional aesthetic. In regard to the metal frames proposed their details replicate features such as the external hinges and a slim metal frame. The replacement of windows which do not actively contribute to heritage values is deemed acceptable in the guidance by Historic England on these matters and in combination to the whole house approach to internal insulated plaster and roof improvements will provide real opportunities to enhance the longevity of the building without affecting its heritage values. To emphasise the two historic metal casements found in the building are retained and restored. In continuing the use of both metal and timber new frames, the current aesthetic of the building will be preserved. The extant glass in the windows is also not historic, and the use of slim line double glazing with a carefully chosen outer pane to replicate historic glass, in the context of the building's current extent of modern windows is not considered to erode heritage values. The aesthetic of the building will return to a more traditional appearance as

all glass in the more recent windows is very flat modern glass without any of the textural variety offered by historic glazing.

- 5.13** The Design and Access Statement highlights a number of consented applications for the use of sensitive slim line double glazing in listed buildings and the proposal does fulfil the criteria set out by Historic England for the circumstances under which such replacements can be found acceptable<sup>11</sup>. The window casements do not follow historic patterns (evidence in the building suggests at least some windows were leaded); the windows and glass themselves are not overly historic, are mass produced and standardised features and do not add to specific technological or architectural interest; the elements which are historic are being retained both in terms of the openings themselves, the stone mullion frames, and the two period windows; the aesthetic appearance of the building and use of different later frames (timber and metal) is perpetuated within the proposals. For these reasons the proposals to replace some of the windows in the building is acceptable and does preserve heritage values.

## Thermal enhancement measures

- 5.14** The lime and hair rich historic plaster will be retained on the stairs, preserving the gently undulating character of this wall. Elsewhere on external walls, much more recent gypsum based plaster which has a hard smooth character, will be replaced with an insulated lime plaster material which will have a more sympathetic functional relationship with the traditional stone mass walls and reinstate a less 'smooth' finish which will be more akin to the surviving historic plaster seen on the stairs (see Figure 17).
- 5.15** This offers a heritage benefit both to the character of the internal spaces and to the functional performance of the building where the lime plaster will be more vapour permeable allowing the solid mass walls to perform as traditionally intended. The reversal of previous poor quality material choices within traditional buildings of this type is to be encouraged and offers a heritage benefit that will remove risk of material deterioration over time.

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<sup>11</sup> <https://historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings/modifying-windows-and-doors-in-historic-buildings/modifying-historic-windows-as-part-of-retrofitting-energy-saving-measures/#Section4Text>

- 5.16** Appropriate measures to insulate the roof are proposed in line with Historic England guidance and in combination with the proposed walling and thermally improved walls will offer sustainability and viability enhancements to the listed building which are ultimately in support of its longevity.



*Figure 19-20: (left) typical material quality within downstairs area, this from within kitchen space and, (right) first floor corridor and all modern stud partition walls, to be altered with new layout.*

- 5.17** The extension of the small outbuilding was considered appropriate within the pre-application process, providing diminutive ancillary accommodation which is subservient to the main dwelling and visually unobtrusive within the wider conservation area and the setting of the listed buildings.

## Effect on the Conservation area

- 5.18** The conservation area will experience an exceptionally minor change that will not see its heritage values eroded. The existing residential property will see a single dormer added to the rear roof slope, and an appropriately designed extension to an outbuilding. Period features will be retained, and historically appropriate external detailing is proposed for windows within the historic stone mullions and to the rear.

- 5.19** The proposals sustain the scale and appearance of the cottage and are eminently appropriate within the broader architectural context of the conservation area. The design guidance set out within the Neighbourhood Plan has been considered and addressed, particularly in the provision of a dormer to the southern roof of the historic core.
- 5.20** The existing location of the property's oil tank will be maintained but the scale of the tank reduced, it offers an innately sensitive location for other plant associated with the proposed air conditioning units, and will continue to serve as a screened bin store thus having no further detrimental effect on the conservation area.
- 5.21** The traditional forms and roof style of the ancillary outbuilding has also been utilised as the inspiration for the extension of that structural element and it will remain diminutive and low key with no sense of competition with the main house in areas where the property may be perceived as a whole from within the wider area.



*Figure 21: outbuilding from the south east. The existing door and window will be retained and the existing form replicated to create a more useable ancillary space.*

## 6. Conclusions

**6.1** Latchets is a grade II listed building within the Oaksey Conservation Area. It has an ancient historic core, the nature of which is best understood and evidenced today through the building's external appearance with stone mullion windows and steep gabled stone slate roof, and through some features within the historic core – particularly at ground floor level where exposed floor joists, a traditional newel stair and substantial fireplace provide core elements of historic and architectural value.

**6.2** The proposals have reduced the scope from an earlier pre-application scheme and the only structural alteration is now the addition of a single dormer window and the extension of the small outbuilding. Elsewhere changes affect later fabric and materials that do not make an overtly positive contribution to heritage significance, and seek to prioritise traditional materials and character, with elements of the historic building better revealed and its material nature improved through more sympathetic lime based products for interior finishes and exterior pointing.

**6.3** The proposals preserve the special architectural and historic interest of this listed building, retaining features of interest and offering very small sensitively designed new additions that sustain the significance of the historic building, minimise risk and offer improved physical performance and sustainability. The extension of the ancillary outbuilding will re-use existing features (doorway opening and window) and replicate the traditional form of the building to extend it to a more useable ancillary space.

**6.4** The works seek to preserve heritage values but also offer enhancements which should be considered in decision taking. This will arise through improvement to materials with harmful cement and gypsum based plaster and pointing replaced in lime. Thermal enhancements based on Historic England Guidance minimise risk and secure the greatest future viability of the dwelling.

As no harm has been identified paragraphs 214-215 of the NPPF are not engaged. There is considered to be preservation for the purposes of sections 16, 66 and 72 of the Act. The scheme is considered entirely supportable from a heritage perspective.

# Appendix 1

## *Scale of Harm (HCUK, 2019)*

The table below has been developed by HCUK Group (2019) based on current national policy and guidance. It is intended as simple and effect way to better define harm and the implications of that finding on heritage significance. It reflects the need to be clear about the categories of harm, and the extent of harm within those categories, to designated heritage assets (NPPF, paragraphs 201 and 202, and guidance on NPPG).<sup>12</sup>

| Scale of Harm              |                                                                                                                                                                      |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Total Loss                 | Total removal of the significance of the designated heritage asset.                                                                                                  |
| Substantial Harm           | Serious harm that would drain away or vitiate the significance of the designated heritage asset                                                                      |
| Less than Substantial Harm | High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.                             |
|                            | Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material. |
|                            | Low level harm that does not seriously affect the significance of the designated heritage asset.                                                                     |

HCUK, 2019

<sup>12</sup> See NPPG 2019: "Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated." Paragraph 018 Reference ID: 18a-018-20190723.

## *Standard Sources*

<https://maps.nls.uk>

<https://historicengland.org.uk/listing/the-list>

[www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)

<http://magic.defra.gov.uk>

[www.history.ac.uk/victoria-county-history](http://www.history.ac.uk/victoria-county-history)

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). Historic England (2017 edition)

Planning (Listed Buildings and Conservation Areas) Act, 1990

National Planning Policy Framework, 2021

National Planning Practice Guidance, 2019

Conservation Principles, Policies and Guidance, Historic England (2008)