

2025/08935 LBC 2025/09153 Householder

Site: Hazeland House, 32, Kington St Michael, Chippenham, SN14 6JJ

Proposal: Internal re-configuration, windows replacement with enlargement of landing window, removal of southeast porch and replacement of northeast porch. Roof retiling and re-rendering with associated works.

Recommendations:

☒	Comment
☐	Support in principle subject to amendments to the scheme (as set out below)
☐	Support subject to conditions (as set out below)
☐	Object (for reasons set out below)
☐	No objections

Scope of comments: the following comments relate to the built historic environment.

Site Description:

Hazeland House is an early 19th century two storey house. It is built in stone roughcast rendered with ashlar dressings, plinth, piers, moulded cornice, parapet, coped gables and end rendered stacks. The roof part hidden behind the parapet and has been reclad in concrete tiles.

It has a symmetrical frontage has a three-window range of 16 pane horned sashes in flush surrounds with a narrower central sash above the front door. The door has ashlar moulded segmental arched surround with open pediment on consoles.

There is a period vernacular north west wing and a 20th century east side two storey and single storey extensions that are specifically excluded from the listing as having no special interest.

The property is sited set back from Stanton Lane frontage behind a low stone wall with coping and central metal railing gate and to Honey Knob Hill a taller 2m dry stone walling to the rear garden. It is located to the north end of the Kington St Michael village side onto Honey Knob Hill and at the junction with Stanton Lane and outside the Conservation Area.

Heritage Assets:

Hazeland House, 32 Kington St Michael, grade II.

Relevant Planning History:

N/A

The Proposal: Internal re-configuration, windows replacement with enlargement of landing window, removal of southeast porch and replacement of northeast porch. Roof retiling and re-rendering with associated works.

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) require that **special regard** be given to the desirability of preserving 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 213 -15 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 210 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance."

Wiltshire Council's Core Strategy Policy CP57 'Ensuring high quality design and place shaping': A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

Historic England Advice Note 2 – Making changes to Heritage Assets illustrates the application of policies set out in the NPPF in determining applications for PP and LBC.

Issues: Impact on the fabric and plan form of the listed building, design, and materials.

Significance of assets and contribution of setting: The NPPF defines significance as the "value of a heritage asset to this and future generations because of its heritage interest.

The interest may be **architectural**, or **historic** as set out in the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 S 1.

The NPPF defines significance as the "value of a heritage asset to this and future generations because of its heritage interest. The interest may be, **architectural**, or **historic**. Significance derives not only from a heritage asset's physical presence, but also from its setting." Historic England assesses significance in a similar manner, referring to evidential, historic, aesthetic, and communal values of a place.

In this case significance of Hazeland House comes from its formal fronted architectural house, with corresponding plan form, early 19th century layout and architectural expression/detailing and use of local design materials which have aesthetic and architectural interest.

Assessment:

The property has a core early 19th century two storey with symmetrical 16 pane horned sliding sash windows either side of a central door with ashlar moulded segmental arched surround with open pediment on consoles.

The front elevation has roughcast render with architectural details including ashlar dressings, plinth, piers, moulded cornice, parapet, coped gables concrete tile roof and end rendered stacks.

This architectural frontage and the corresponding plan form of the main block with a single depth two room plan with central stair set behind the front rooms into the rear wing and the 19th century rear wing are the significant elements of the building.

The proposals are split between internal and external. The main issue is that the detail provided are insufficient to properly consider the application.

Internal Works

Internal works include reconfiguration of ensembles and dressing rooms to the modern part of the house and the rear wing and minor spatial improvements to the landing and utility areas. These works appear to be to non-significant partitions and modern parts of the house.

The ceiling to the rear wing bedroom it is proposed to raise the ceiling to form a barrel-vaulted ceiling. This proposal requires a section detail existing and proposed.

External works

The external works advice these include replacing multi-paned windows with simpler flush casement windows, enlarging and centralising the landing window. However, the applicant has not identified the windows to be replaced, and which are to be retained if any.

Normally window replacement applications will have elevations with every window identified with a ref. e.g. WG 1 (window ground floor 1) and to first floor WF 1 etc. In addition, a condition survey of each window is required. This then provides the evidence to identify each window to show its condition and, or its form and opening form. These factors normally support the justification for replacement every window proposed to be replaced will require. It would also identify windows to the modern section of the building which has no special interest.

Other alterations include the removing the porch to the principal frontage south-east modern two storey extension, section porch, this is a tiled open lean-to roof. This extension has no significance or architectural interest and is not harmful to the setting of the listed building.

The rear elevation (northeast) of the main block has a lean to tiled open porch to the rear door from the rear corridor hall of the staircase central hall. This is proposed to be replaced with rolled lead curved porch. The new porch will extend further out and extend to incorporate the rear W.C block. An example photograph of the proposed lean to rolled lead porch veranda. This proposal appears to have a neutral to minor improvement impact.

The application advises that the main roof of the house is to be stripped of the concrete tiles and it is proposed to reclad in slate PV tiles to the southeast (front) roof slope. The new PV slate tiles appear to be extended over the two-storey rear wing to the southwest roof slope. No detail is provided of the slate to be used for the other roof slopes. We need these details and we need to see that they are a good match to the PV slates.

The detail of the PV slates are limited to a brochure. However, there is no indication of a roof plan of the extent of the new PV slates and, or the new plain slates and their details on the other roof slopes.

We will require the details and a sample of both PV and non PV slates, we also need confirmation that slates are not held in place by a clip but are nailed. In addition the PV slates

need to have a complete coverage to the roof slopes they are located on and not limited to a central section of the roof. The information brochure on the PV slates does not advise whether the slates are fixed with clips or nails. We need this information.

Other works are re-rendering in roughcast render this is limited to the modern two storey and single storey additions. It is also proposed to introduce a stone string course to articulate blank wall of the two-storey modern addition.

The other alteration is to the modern single storey addition where a new covered alleyway will be created with new door openings and partitioned off from the adjoining room. This will provide access at eastern end of single storey section between the front and back gardens.

While the application will have limited impact on the significant parts of the house and may offer some improvements including solar power generation. The application suffers from a lack of information and details.

In summary we require:

- A section to show the existing and proposed ceiling in bedroom 1 to be raised to the height of first purlin, forming a barrel-vaulted ceiling
- Elevation drawings with every window identified with a ref. e.g. WG 1 (window ground floor 1) and a window survey with photographs of each window and the condition assessed. This will provide the evidence to identify each window to show its condition, significance and its form and opening form. It also provides evidence for exactly which windows are to be replaced.
- Window details and sections need to be provided for all new windows rather than a single example window details /section.
- A drawing detail/section of the replacement north-west lead roofed porch.
- A roof plan existing and proposed to show the roof slopes and which are to have PV slate and which are to have natural slate.
- Full detail of the slates including evidence of the natural and PV slates appearance and that they are attached by nails not clipped.

Summary: The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

The application as submitted lacks sufficient information and details to make a decision.

In summary we require:

A section to show the existing and proposed ceiling in bedroom 1 to be raised to the height of first purlin, forming barrel vaulted ceiling

Elevation drawings with every window identified with a ref. e.g. WG 1 (window ground floor 1) and a window survey with photographs of each window and the condition assessed. This will provide the evidence to identify each window to show its condition, significance and its form and opening form. It also provides evidence for exactly which windows are to be replaced.

Window details and sections need to be provided for all new windows rather than a single example window details /section.

A drawing detail/section of the replacement north-west lead roofed porch

Provide a roof plan existing and proposed to show the roof slopes and which are to have PV slate and which are to have natural slate.

Full detail of the slates including evidence that the natural and PV slates appearance and that they are attached by nail not clipped.