

Wiltshire Council Planning Consultation Response

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Wiltshire Council Conservation
(South/West)

Officer's Name: Mary Rose Scott
Officer's Title: Senior Planning Officer

Application No: **PL/2025/09846**

The Barn Dental And Cosmetic Clinic, Odstock, Salisbury, SP5 4JA
Certificate of lawfulness (proposed use) for the re-instatement and addition of windows and door on the east elevation

Please find following comments in respect of the above application(s).

Recommendations:

☒	No 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.

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.

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 214-16 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.

Site and assets considered:

Proposal:

The application is a certificate of lawfulness for the re-instatement and addition of windows and door on the east elevation.

Issues: whether the building is considered to be a curtilage listed structure and as such, a certificate of lawfulness would be inappropriate.

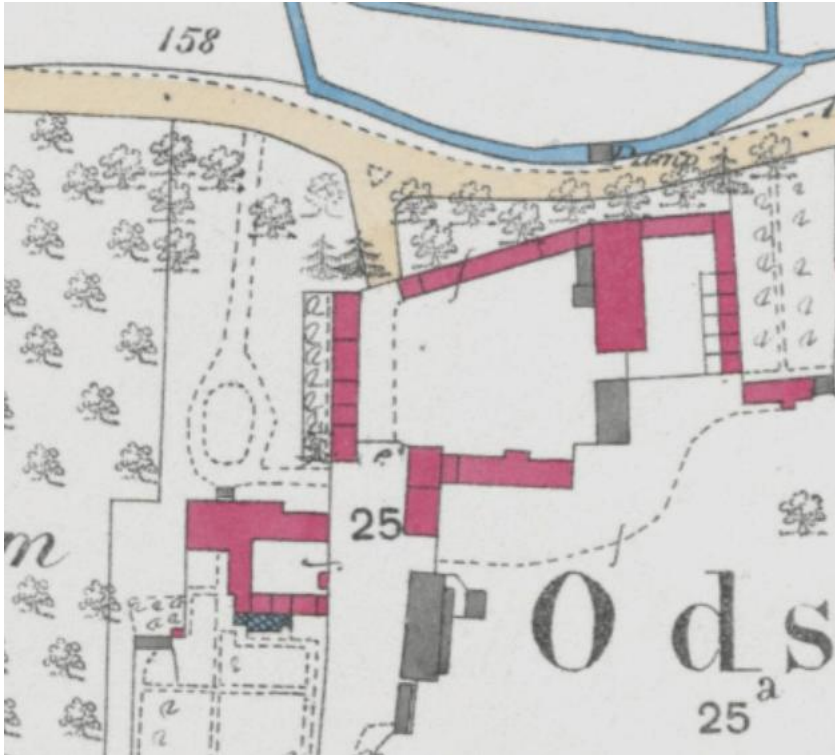
Assessment:

Odstock Manor is a grade II* listed building, listed on the 23 March 1960. The list entry reads as follows:

'Large house with attached cottage. Late C17 with alterations and additions of C18 and early C20. English bond brick on brick plinth with moulded stone capping, limestone quoins, steeply pitched hipped tiled roof, brick stacks. C19 cottage has bands of brick and flint and stone with English bond brick gable and tiled half-hipped roof. L-plan. 2-storey, 6-window asymmetrical front. 6-panelled door in 3rd bay from right has C20 stone pediment and architrave with round-arched side lights, to right are two C18 24-pane sashes with segmental heads, to left are three cross windows with hood moulds. First floor has four cross windows and two C18 inserted sashes. Set in wall to left of door is tablet with carved arms of Webb family and date 1567. Coved eaves cornice. One central hipped dormer with sash. Right return has French windows and 12-pane sash to first floor with 2-light ovolo-mullioned window to single-storey C20 extension. Left return has pilaster with moulded string course and one hipped dormer to roof. Rear has one 4-light ovolo-mullioned window with hood mould to ground floor right, with two cross windows to first floor. Attached to centre is 2-storey early C20 extension with pediment; sashes and bolection-moulded doorcase to left on ground floor, first floor has ovolo-mullioned windows. Two pairs of diagonally-set brick stacks to main roof, and two hipped dormers. Interior: Early C18 fittings include doors with 6-fielded panels and pulvinated or egg-and-dart moulded architraves with cornices, main ground floor room has stone fireplace with pulvinated bayleaf frieze, shouldered architrave and egg-and-dart cornice, drawing room has overmantel with mirror in shouldered architrave with open pediment, egg-and-dart ornament and acanthus leaf pulvinated frieze. Stone floors to ground floor. Garden lobby to rear has 2-bay groin-vaulted roof of early C20. Stairs of early C20 in rear extension. First floor bedroom has stone Tudor-arched fireplace with carved spandrels and joggled lintel on shafts. Large first floor room has C19 Tudor-arched fireplace with cornice. Cottage attached to left is single-storey with attic hipped dormers, 2-light cast-iron casements and half-glazed door. Right return has one 2-light casement. Rear of cottage has two dormers to roof, brick stack with toothed band. House occupied by the Webb family from 1541 with rebuilding in C17, some demolition in 1706 and alterations in C18. The C19 and C20 additions to rear incorporate some reused materials from the site of the early C18 demolitions. (Unpublished records of RCHM (England), Salisbury).'

Buildings that are within the curtilage of a listed building, were ancillary to the main building (Odstock Manor) and were in the same ownership at the time of listing, could be considered to be covered by the main listing (ie Odstock Manor).

Having looked at the first series 1844-1888 OS map, Odstock Manor is referred to as Odstock Farm and the farm buildings enclose a farmyard to the north-east of the former farmhouse. Existing houses, such as 'Old Stable House' and 'Staddle Barn House' evidence the former uses and number 201 has a similar footprint to an original outbuilding. The building in question forms the western side of the courtyard and was perhaps a stables.



As such, I would opine that the building should be treated as curtilage listed if it were in the same ownership as Odstock Manor at the time of listing ie in 1960. I don't have this information. You will need to ask the agent.

If the proposals require consent, then I am likely to support the reinstatement of windows where there were historically windows, however, if lots of new windows have been inserted where none historically existed, I may have reservations about the peppering of an elevation with new openings on the basis that it is at odds with the prevailing character of the building.

Conclusion

It is possible that this building should be treated as a 'curtilage listed building', depending on the ownership of Odstock Manor and the barn in question at the time of listing ie 1960.