

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION AND LISTED BUILDING CONSENT DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08935 & PL/2025/09153
APPLICATION TYPE:	Householder Planning Permission and Listed Building Consent
SITE ADDRESS:	Hazeland House, 32, Kington St Michael, Chippenham, SN14 6JJ
DEVELOPMENT DESCRIPTION:	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.
RECOMMENDATION:	That Planning Permission be GRANTED

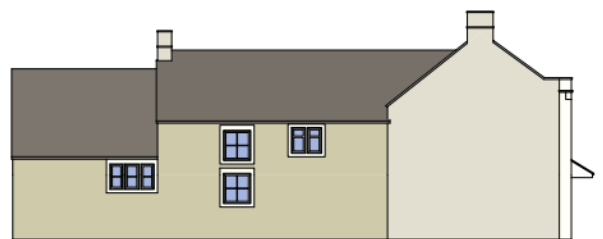
PROPOSAL

The proposal seeks Planning Permission and Listed Building Consent for internal reconfiguration, windows replacement with enlargement of the landing window, the removal of the SE porch and replacement of the NE porch, and roof re-tiling and re-rendering with associated works. The application is submitted on a dual Householder and Listed Building application form.

During the course of the application, various amendments were received addressing comments received from the Conservation Officer relating to the roofing materials and seeking the details of the proposed windows and joinery.



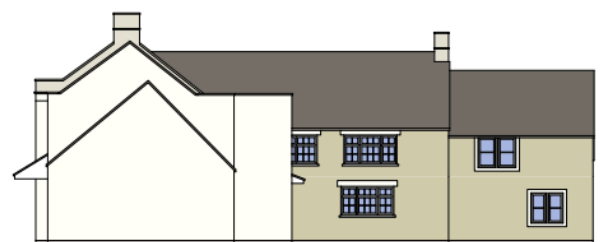
SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH WEST ELEVATION



NORTH EAST ELEVATION

Existing Elevations



Due to the variety of works proposed both internally and externally, they are summarised as below with further explanatory detail beneath:

Internal:

- Reconfigure ensuite 1 and dressing room layout
- Remove cupboard outside bedroom 2
- Decrease size of ensuite 2 and build new cupboard
- Remove laundry room to increase size of landing
- Reposition studwork to widen utility and bootroom

External:

- Increase size of landing window to wider and centralised window
- Replace uPVC and timber external doors on single storey section with painted timber doors, with profiles to match existing windows
- Remove south-east porch
- Remove north-west porch and replace with rolled lead curved roof porch
- Replace roof tiles
- Re-render single storey section and two storey central section with roughcast render, painted cream/off-white. Original building section to remain unchanged
- Install stone string course detail on central two storey section
- Install new letter box on front door
- Create alley access to run lawnmower between gardens

The proposed internal works include reconfiguration of ensuites 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.

The external works include enlarging and centralising the landing window. Other alterations include the removing the porch to the principal frontage south-east modern two storey extension, which is a tiled open lean-to roof. 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 a rolled lead curved porch which will extend further out and will incorporate the rear W.C block. The main roof of the house is proposed to be stripped of the concrete tiles and re-laid in Spanish slate tiles, with the remainder of the roof tiled in clay double Roman tiles.

Other proposed works include re-rendering the external elevations in roughcast render, which will be limited to the modern two storey and single storey additions. It is also proposed to introduce a stone string course to articulate the 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, enabling access between the front and back gardens at the eastern end of single storey section.

SITE DESCRIPTION/CONTEXT

Hazeland House is an early 19th century, grade II listed two storey dwelling situated within an established residential area, located along Stanton Lane within the village of Kington St Michael. The building is constructed from stone roughcast rendered with ashlar dressings, plinth, piers, moulded cornice, parapet, coped gables and end rendered stacks, whilst the roof is partially hidden behind the parapet and has been reclad in concrete tiles. The property also displays a symmetrical frontage. The property has an extensive rear garden and amenity area accessed via Honey Knob Hill, whilst the surrounding area is characterised by residential properties of varying styles, construction materials and appearance.

The official listing description of the property is as follows:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1022335

Date First Listed: 29 February 1988

List Entry Name: Hazeland House

Statutory Address: Hazeland House, Kington St Michael, Wiltshire, SN14 6JJ National

Grid Reference: ST 90064 77788 Official List Description (Historic England): Kington St Michael, Village Street (east side). Hazeland House. GV II.

House, early 19th century, roughcast with ashlar dressings, concrete tile roof, coped gables and end stacks. Two storeys with ashlar plinth, angle piers, moulded cornice and parapet. Three-window range of 16-pane sashes in flush surrounds, centre sash narrower, and door in ashlar moulded segmental-arched surround with open pediment on consoles. North-west rear wing. C20 east addition not of special interest.

The application site is subject to the following planning policy constraints:

- Countryside Character Area – Avon Vales
- Historic Building Site and Monuments Records – Hazeland House
- Grade II listed building
- Risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely.
- Risk of groundwater flooding to surface and subsurface assets

PLANNING HISTORY

Proposal / Summary
N/04/02841/COU - Full planning permission Decision - Withdrawn Date: 9/11/2004 – ALTERATIONS AND EXTENSION TO EXISTING GARAGE AND CHANGE OF USE TO AFTER SCHOOL CLUB USE
N/04/03205/FUL - Full planning permission Decision - Approve with Conditions Date: 31/12/2004 – ALTERATIONS TO BOUNDARY WALL
N/05/00588/COU - Full planning permission Decision - Refused Date: 20/4/2005 – Change of Use of Existing Single Storey Extension to Provide Self-Contained Nursery School
N/04/03551/LBC - Listed building consent Decision - Withdrawn Date: 10/3/2005 – Conversion of Loft to Create Two Bedrooms Each With an Ensuite Shower Room Including Six Rooflights; Removal of a Partition Wall Between Two Bedrooms on the First Floor; Creation of New Staircase From First to Second Floor and the Erection of Gates to the
N/05/02132/FUL - Full planning permission Decision - Approve with Conditions Date: 24/11/2005 – Extension and Alterations to Dwelling
N/05/02131/LBC - Listed building consent Decision - Approve with Conditions Date: 14/10/2005 – Extension and Alterations to Dwelling
N/04/02667/COU - Full planning permission Decision - Refused Date: 24/11/2004 – CHANGE OF USE OF EXISTING SINGLE STOREY EXTENSION INTO SELF-CONTAINED NURSERY SCHOOL
N/04/03007/LBC - Listed building consent Decision - Refused Date: 24/11/2004 – INTERNAL ALTERATIONS TO FORM SELF-CONTAINED NURSERY SCHOOL
N/04/03552/FUL - Full planning permission Decision - Withdrawn Date: 10/3/2005 – Provision of 6 Rooflights in Association with Attic Conversion and Erection of Gates to Front Boundary Wall
N/04/03204/LBC - Listed building consent Decision - Approve with Conditions Date: 31/12/2004 – ALTERATIONS TO BOUNDARY WALL
N/06/00384/CAC - Demolition in a conservation area – Demolition of garage
PL/2024/07457 - Householder planning permission Decision - Approve with Conditions Date: 31/12/2024 – Regularisation of replacement windows and doors and the erection of driveway gates (retrospective)

PL/2024/07619 - Listed building consent (Alt/Ext) Decision - Approve with Conditions
Date: 31/12/2024 – Retention of replacement windows and doors, underfloor heating in the kitchen and proposed external painting of the rear of the property.

RELEVANT POLICIES AND GUIDANCE

Section 66: Planning (Listed Building and Conservation Areas) Act 1990

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 67: Flood Risk

Kington St Michael Neighbourhood Plan: Designated

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF):

- Section 12: Achieving Well Designed Places
- Section 16: Conserving and enhancing the historic environment

The Planning Practice Guidance

National Design Guide

ISSUES

- Design and Impact upon the character and context of the area
- Residential Amenity
- Heritage Issues
- Drainage and Flood Risk

CONSULTATION RESPONSES

Kington St Michael Parish Council: No objection

Wiltshire Council Conservation Officer: Comments summarised as below:

- The main issue is that the detail provided is insufficient to properly consider the application
- Internal works to reconfigure the ensembles and dressing rooms appear to be to non-significant partitions and modern parts of the house.
- An existing and proposed section detail is required to illustrate raising the ceiling in the rear wing bedroom

- The applicant has not identified the windows to be replaced, and which are to be retained if any
- The porch is on a modern SE two storey elevation which has no significance or architectural interest and is not harmful to the setting of the listed building
- The proposed rolled lead curved porch will extend further out and extend to incorporate the rear W.C block. This proposal appears to have a neutral to minor improvement impact
- Further details were required in relation to the proposed roof tiles to assess their acceptability
- Overall, further information relating to external materials, internal sections illustrating the works to the ceiling, window and door detail and joinery details, sections of the NW porch and a proposed roof plan to show the roof materials covering are required.

Upon liaising with the Planning Agent, further information was provided which illustrated the proposed window and joinery detail, cross sections of the porches, roof plans and confirmation that the roof covering would be a mixture of clay double Roman tiles and Spanish slate. Upon reconsulting with the Conservation Officer, the details were confirmed acceptable however it was still requested for a condition to be imposed to secure the details of the proposed doors to serve the new covered alleyway.

REPRESENTATIONS

The application was publicised by direct neighbour letter and site notices erected at the application site. Comments have been received from a neighbouring property:

I live across the road. The proposal seems perfectly reasonable so I would like to register my support for the application.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design and Impact upon the character and context of the area

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

WCS Core Policy 58 states that distinctive elements of Wiltshire's historic environment, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

The Wiltshire Design Guide elaborates on WCS Core Policy 57 and requires consideration that should be given to the external appearance, design and materials used for development. In addition, Section 12 of the NPPF relates to achieving well designed places. Section 16 provides guidance relating to all heritage assets, with paragraph 210 highlighting the desirability of sustaining and enhancing the significance of heritage assets and ensuring new development positively contributes to local character and distinctiveness.

The proposed external works are considered acceptable. The use of both Spanish slate and clay double Roman tiles to the roof of the main dwelling will help preserve and enhance its current character and appearance, thereby not impacting or affecting the principal elevation within its prominent position on the junction with Stanton Lane. The removal of the porch to the principal frontage SE modern two storey extension is not considered harmful to the setting of the listed building as the extension has no significance or architectural interest. The replacement rolled lead curved porch to the NE elevation is considered to have a neutral to minor improvement impact.

The re-rendering in roughcast render is limited to the modern two storey and single storey additions as opposed to the more significant part of the listed building. The provided plans relating to the enlarged landing window illustrate that the proposed unit will retain the original style and appearance of the windows surrounding it, thereby enabling a sympathetic alteration to the rear façade. Whilst no details have been provided to confirm the type and style of door proposed to the single storey condition, it is considered appropriate that a planning condition can be imposed to secure the details of this element of the proposal subsequent to the decision. Lastly, the proposed stone string course detail on the central two storey section, together with the new letter box to the front door and creation of alley access are also considered acceptable and sympathetic to the overarching character and appearance of the property.

Overall, it is considered that the external works to the heritage asset deliver sensitive and well-considered alterations which both preserve and enhance the appearance of the existing building, whilst remaining in-keeping with its current character and aesthetic. By reason of the scale, design and materials used, the proposed works are compatible with, and complementary to, the character of the host dwelling and the wider locality and respects the architectural integrity of the host dwelling, reinforcing the local vernacular and contributing positively to the character of the surrounding area. Given the application site's prominent

position on the junction with Stanton Lane, the proposed works are not considered to result in unacceptable visual impact to either the main dwelling or the locality.

Having regard to the above, the proposal complies with the design principles set out in Core Policies 57 and 58 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and sections 12 and 16 of the NPPF

Residential Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The properties in close proximity to the application site are 1 and 2 The Orchard, located to the NE, whilst 34 Kington St Michael is located to the NW.

The resulting built form of the property is not proposed to be positioned closer to the neighbouring properties, given that the majority of the proposed external works are centred around the replacement NW porch, external materials, new doors and the relocated centralised window to the first floor landing. The aforementioned window is a replacement and enlarged window of an existing unit positioned in the same location. For context, the replacement window is only marginally larger than the existing unit to be replaced, and therefore the principle of overlooking has already been established. However, the distance to No.34, to which the replacement window will overlook, is substantial and the established separation distances remain as per the existing arrangement.

1 and 2 The Orchard may have vantage points across to the west towards the application site. However similar to No.34, the existing separation distances remain and no additional fenestration is proposed to introduce any additional element of overlooking to the boundaries with No. 1 and 2.

Lastly, due to the positioning of the main building, vantage points may also be possible to the front, rear and side elevations from multiple properties located across both Stanton Lane and Honey Knob Hill.

Overall, it is considered that the proposed works will not result in unacceptable impact on residential amenity, nor it is expected to result in any significant or unacceptable visual impact, loss of light, or overshadowing effects. The distances to the boundaries to the neighbouring properties will remain as per the existing arrangement and are considered sufficient to help mitigate against any resulting unacceptable overlooking or overbearing effects. Therefore the proposal complies with WCS Core Policy 57 and Appendix D of the Wiltshire Design Guide, as an appropriate level of amenity can be achieved.

Heritage Impact

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

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. Section 66 requires 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.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing 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 host dwelling is a grade II listed building, therefore consideration is required to potential impacts upon the significance of the heritage asset. Later 20th-century alterations, including the newer central two-storey rendered section and inconsistent window designs, have diminished some of its visual harmony. The current proposals aim to reinstate architectural coherence and refine detailing in a manner that respects the building's listed status.

The Conservation Officer confirms that the proposals are acceptable in principle, with certain elements of the works proposed located on areas of the building with no significance or architectural interest and would result in a neutral to minor improvement impact, subject to further details regarding the external appearance being subject to conditions.

Having assessed both the internal and external works, including the proposed replacement roof tiles, alterations to the porch, the relocation and enlargement of the first-floor landing window and the associated internal and external works, it is concluded that the scheme would result in a neutral to minor improvement impact to the listed building, limiting the overall impact on the significant parts of the heritage asset given that much of the proposed works are to modern additions to the property and the heritage assets significance is preserved. The works are considered to remain sympathetic in scale, form and materiality to the historic fabric and overall appearance of the building. In accordance with the requirements of Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, any identified harm has been given considerable importance and great weight. However, when balanced against the public benefits of the proposal—including the continued viable use of the building and the repair and enhancement of historic fabric—it is still considered that these benefits outweigh the neutral impact identified.

By virtue of its scale, design and use of materials, the overall proposal is considered to preserve the character and appearance, as well as the setting of, the main listed building. It would not result in harm to the significance of any heritage assets, whilst certain elements of the work are considered to result in a neutral to minor improvement impact. Subject to further information being required by the imposition of planning conditions, no objections have been raised by the Conservation Officer. The development is therefore considered to comply with Sections 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 and other relevant provisions within the NPPF, Core Policy 58 of the Wiltshire Core Strategy and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Drainage and Flood Risk

Core Policy 67 of the Wiltshire Core Strategy and paragraph 181 of the NPPF requires that all new development avoids increasing flood risk on-site or elsewhere and, where appropriate, incorporates sustainable drainage measures. Development must also comply with national policy on flood risk management and drainage design. Paragraph 176 (via footnote 62) of the NPPF states that householder development should not be subject to the sequential test, nor the exception test.

The application site lies within an area identified through mapping as having groundwater levels at or near the ground surface, indicating a potential susceptibility to groundwater flooding under certain conditions. Notwithstanding this, the proposal relates to a modest internal and external works within the curtilage of an existing dwelling, whilst not increasing the overall footprint of the building, thereby it is not considered to result in a meaningful increase in impermeable surfacing.

Given the limited scale and domestic nature of the development, it is not considered that the proposal would materially alter existing drainage patterns or lead to an increase in surface water runoff that could adversely affect neighbouring land or properties. Accordingly, it is considered that the approach to surface water management remains proportionate to the scale of the works, as the development is not expected to give rise to any increased flood risk either on the site or within the vicinity.

The proposal therefore complies with Core Policy 67 of the Wiltshire Core Strategy and the policy in the NPPF, ensuring that flood risk is not increased and that surface water drainage is appropriately managed.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

Pre-commencement Condition Agreement

This recommendation includes a pre-commencement planning condition relating to the details of the proposed replacement door to the existing single storey side extension. In accordance with Section 100ZA of the Town and Country Planning Act 1990 and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the Local Planning Authority formally notified the applicant/agent of the proposed condition and sought their agreement. Written confirmation of agreement was received from the applicant's agent on 16.02.26.

CONCLUSION

The proposed development is considered acceptable with regard to the design, scale and choice of materials, as well as the relationship with the main listed building, its setting and the surrounding area. The scheme would not give rise to any unacceptable visual impact or harm to the character of the locality, nor would it adversely affect the amenities of neighbouring properties. The works are considered to be sympathetic and helps preserve the existing character and appearance to the heritage asset, whilst the impact of the proposal on the listed building is assessed as resulting in a neutral to minor improvement impact, respecting and complimenting the prevailing character of the locality and the surrounding area with the public benefits of the continued viable use of the building and the repair and enhancement of the historic fabric considered to outweigh the identified neutral impact.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990, the Wiltshire Design Guide and the National Planning Policy Framework.

As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning 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:

Proposed Elevations received 05.02.26
Proposed Roof Plan received 05.02.26
Proposed Floor Plans received 14.01.26
Proposed Window and Joinery Details received 12.12.25
Location and Site Plans received 18.11.25

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

RECOMMENDATION: that Listed Building Consent be GRANTED subject to the following conditions:

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:

Proposed Elevations received 05.02.26
Proposed Roof Plan received 05.02.26
Proposed Floor Plans received 14.01.26
Proposed Window and Joinery Details received 12.12.25
Location and Site Plans received 18.11.25

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

3. No works shall commence on site until details of all new external door details and joinery has been 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 sections 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 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.