

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2025/09837
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Notton School House, 28, Notton, Lacock, Chippenham, SN15 2NF
DESCRIPTION OF WORKS:	Essential roof works and maintenance to the main roof of the listed building
RECOMMENDATION:	Approve

SITE DESCRIPTION/CONTEXT

Notton House is a small country house now used as a school. It dates from 1750 and is three storeys, built in squared rubble stone with ashlar dressings with a shallow pitch slate roof behind a parapet and ashlar stacks. It was re-fronted and extended in 1830 – 40 with two, 2 storey, one window pavilions, connected by narrow 2 storey links.

The main block has a three-window range with 16 pane windows in unmoulded surrounds with nine pane attic windows in eared architraves. The main block has flush quoins, first floor band and moulded cornice. The upper windows have a heavily detailed cornices on consoles and balconies to the outer windows carried on heavy scrolled brackets that frame the window heads below.

The central door is in ashlar open porch with paired column of unusual unfluted Greek Doric with entablature and balustrade over. It opens to a mid-18th century stair with turned baluster and panelled dado with Regency style plasterwork in stair hall

Attached to the north west angel of the building is a c1900 three bay Roman Doric columned orangery with lean to hipped roof against coped screen wall. Behind this wall is a projecting gabled 'Chapel' of rubble stone with 15th or 16th century canopied niche and 18th century gothic 2 light first floor window.

Notton House is located at the north edge of Notton a linear hamlet that runs parallel and backs onto the A 350 to the east and 1.5 km north of Lacock village.

PROPOSAL

Essential roof works and maintenance to the main roof of the listed building including replacement of existing rooflights for Conservation style alternative.

RELEVANT PLANNING HISTORY

Proposal / Summary

21/02422/LBC Notton School House 28 Corsham Road Lacock SN15 2NF Changes to the northern entrance, consisting of increase in the height of the stone wall to 2.4 metres in height with the installation of a 2.4 metre high cast iron gate attached to 3metre stone piers removal of metal fencing to the east of the entrance 07/05/2021

N/98/00507/LBC Notton House Special School Notton Lacock LACOCK EXTENSION TO PROVIDE CLASSROOMS EXTENSION 06/03/1998

N/98/00506/FUL Notton House Special School Notton Lacock LACOCK EXTENSION TO PROVIDE TWO CLASSROOMS EXTENSION 06/03/1998

N/90/02524/DOC Notton House School Notton Lacock LACOCK DISCHARGE OF CONDITION NO 2 ONN90/1651/LB - WALLING MATERIALS 11/10/1990

N/90/02523/DOC Notton House School Notton Lacock LACOCK DISCHARGE OF CONDITION NO 2 ON N90/0232/F - WALLING MATERIALS 11/10/1990

N/99/00470/LBDC Notton House Special School , Notton, Lacock, Chippenham, Wiltshire, SN15 2NF SUBMISSION OF DETAILS PURSUANT TO CONDITIONS 2(A) 1, 2 AND 3, 3 AND 4 OF N/98/0507/LB - DETAILS OF EXTERNAL JOINERY/MATERIALS AND SAMPLE PANELS OF RENDER 03/03/1999

N/05/01884/LBC Notton House Special School , Notton, Lacock, Chippenham, Wiltshire, SN15 2NF Alterations to Boundary Wall and Erection of Security Gate 01/08/2005

N/04/00122/FUL Notton House Special School , Notton, Lacock, Chippenham, Wiltshire, SN15 2NF ERECTION OF SPORTS HALL, CLASSROOMS AND ASSOCIATED DEVELOPMENT 16/01/2004 DESIGN AND ACCESS STATEMENT Notton House School – Notton – Chippenham SN15 2NF

N/03/03407/LBC Notton House Special School , Notton, Lacock, Chippenham, Wiltshire, SN15 2NF ERECTION OF SPORTS HALL, CLASSROOMS AND ASSOCIATED DEVELOPMENT; INTERNAL AND EXTERNAL ALTERATIONS ASSOCIATED WITH NON SLEEPING ACCOMMODATION, EXTEND KITCHEN AND OTHER MINOR ALTERATIONS 16/01/2004

17/05355/LBC Notton House School28 Notton Lacock Chippenham Wiltshire SN15 2NF Internal alterations including creation of additional bedroom, en-suite bathrooms, updating of existing bathroom facilities and associated works 12/06/201

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Legislation

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 16 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.

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.

National Policy and Guidance

The National Planning Policy Framework (NPPF) sets out government policy, including 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 213-215 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 to 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.

Section 14 of the NPPF addresses the challenge of climate change, flooding and coastal change.

Paragraph 167 advises that "Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights).

National Planning Practice Guidance provides guidance on interpreting the NPPF.

Historic England Advice Note 2: Making changes to Heritage Assets, illustrates the application of policies set out in the NPPF in determining applications for LBC (and planning permission).

Historic England Advice Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency, provides advice in support of consistent decision making on approaches to improve the energy efficiency and support carbon reduction of historic buildings, whilst conserving their significance.

Wiltshire Core Strategy:

Whilst not directly relevant to listed building consent applications, the below policies give an indication of the Council's approach to development affecting heritage assets:

- Core Policy 57 '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.

- Core Policy 58 '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."

ISSUES

Impact upon the preservation of the listed building or its setting or any features of special architectural and/or historic interest.

CONSULTATION RESPONSES

Lacock Parish Council makes no objection in relation to this planning application PL/2025/09837.

REPRESENTATIONS

In accordance with the requirements of Section 5(1) of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended) the application for listed building consent was publicised by way of:

- A site notice displayed near the site;
- An advertisement placed in the local press.

These methods were used to inform interested parties and to allow a statutory consultation period of **21 days** for representations to be submitted.

No representations were received during the consultation period. In accordance with the provisions of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, only matters relevant to the consideration of the building's special architectural or historic interest have been taken into account in the assessment of this Listed Building Consent application.

ASSESSMENT

In accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard has been given to the significance of the listed building, including its architectural and historic interest, and the desirability of preserving both the building and its setting. Relevant policies within the National Planning Policy Framework (NPPF), particularly Section 16: Conserving and Enhancing the Historic Environment, have also been taken into account. These policies require that any harm to the significance of a designated heritage asset must be clearly justified and weighed against the public benefits of the proposal.

In order to be acceptable, the application needs to be assessed against the following criteria:

Information considered/submitted

Paragraph 207 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance.

The application information includes Heritage Statement, Design and Access Statement, Roof Plan, Velux Rooflight Positions, Bat Survey.

Assessment of significance:

According to the National Planning Policy Framework (NPPF), significance is defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

The significance of the Notton House is evidenced in the list description, and it has a combination of historic fabric and formal architectural interest.

Impact of proposals on the significance and setting of the building/structure:

Understanding the impact of proposed works on a listed building requires a careful and proportionate assessment of how those changes affect the asset’s heritage significance and its setting. This includes both the physical alterations to the building itself and any changes to its spatial or visual relationship with surrounding structures or spaces.

The significance of a heritage asset is not static; it is shaped by its architectural, historic, and communal values, and by how these are experienced in context. Therefore, any intervention must be considered in light of the asset’s identified significance, with attention given to both potential harm and benefits. Benefits may include repairs that support the long-term conservation of the building, improved energy performance, or enhanced public access and understanding.

This assessment is grounded in the statutory duty under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special regard to be given to the desirability of preserving the building and its features of special interest. It is also informed by national policy, particularly paragraphs 199–208 of the National Planning Policy Framework (NPPF), and relevant local heritage policies and guidance.

Notton House School is a residential school for boys with a specialist in children with Emotional Behavioural Difficulties

The proposal comes from a problem from rainwater penetration to the roof that is evidence in internal wall damage to the upper floors around the central valley and parapet gutters and the rainwater outlets. The extent of the water penetration is such that some of the upper rooms are not useable by the School.

An assessment has been undertaken of the main roof covering about 360 m² which has had numerous local repairs. The proposal is to reclad the roof, repair areas of lead work including flat roof sections and repair any timbers to the roof where rainwater penetration is evident. The proposal will include replacing existing four standard modern Velux style rooflights with new Velux Conservation rooflights for which details have been provided in the application.

The process is to be phased with the emphasis on the main historic building being re roofed through this application.

The replacement of the roof cladding will be in Spanish Natural Slate details of which have been provided as part of the application. The materials is a good quality natural slate from a similar

geology to Welsh slate. In addition, the new Velux conservation rooflights are an improvement to the current standard Velux rooflights.

The applicant has supported the proposals that the recladding of the main roof with slate and new leadwork to gutters and flat roof will resolve the current rainwater penetration and will provide a longevity to the roof structure and fabric of the building for its long term conservation.

Impact on Ecology

While Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 do not explicitly reference protected species, Local Planning Authorities have a statutory duty to consider potential impacts on protected species when determining applications. This responsibility arises from broader environmental legislation and national planning policy, and must be taken into account where relevant.

		Y / N / NA
(a)	Does the site or proposed development possess/impact on any of the features where protected species are likely to be present (assessed against Natural England's standing advice) and where species are likely to be found?	Y
(b)	If yes, has a protected species survey been submitted?	Y
(c)	If yes, does the survey show a detailed consideration of ecological impacts, wildlife mitigation and the creation, restoration and enhancement of wildlife corridors to preserve and enhance biodiversity in accordance with the standing advice?	Y

Comments (if any): The application was submitted with a Bat Survey. This identified no evidence of current or historic bat use of the building roof. No further survey is recommended at this point.

CONCLUSION

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

The recladding of the main roof will resolve the current rainwater penetration and will provide a longevity to the roof structure and fabric of the building for its long term conservation. This will be achieved using a good quality Spanish Natural Slate from a similar geology to Welsh slate. In addition the new Velux conservation rooflights are an improvement to the current standard Velux rooflights.

In this case, the impact of the proposals on heritage assets will be largely positive and the requirements of current conservation legislation, policy or guidance are considered to be met.

RECOMMENDATION:

That Listed Building Consent be GRANTED, subject to the standard 3 year Listed Building Consent and Plans List conditions.