

Application No:	ENQ/2025/00209
Application Type	Pre-Application enquiry
Proposal:	Householder & LBC application for proposed removal of the existing dilapidated conservatory and replaced with a single storey lead flat roof sunroom extension
Location:	33 OXFORD STREET, RAMSBURY, MARLBOROUGH, SN8 2PS
Case Officer:	Audrey Lo

Dear Sir/Madam

I refer to your pre-application enquiry which was lodged/registered on 10 February 2025.

In response to your enquiry I hope you find the following information helpful.

Please note that this advice represents an officers' informal opinion based upon the information you have provided. It is given without prejudice to any decision the Council may make on any subsequent formal planning application. In particular, a planning application will be the subject of publicity and consultation in accordance with the Council's procedures which may bring to light additional issues, and as you will be aware, advice offered is based on the planning policies that apply at the time of writing.

SUMMARY OF OFFICER VIEW:

Having regard to national policy, the development plan and guidance, the proposed scale, form and design is considered to bring unacceptable harm to the character and appearance of the listed building, and its significance. Should the applicant wish to not follow this advice and resubmit the same proposal in a householder planning application and listed building consent application, it will be recommended for refusal. The applicant is strongly encouraged to reconsider the overall scale, form and design of the proposal, and to consider a design which reflect the lightweight appearance of the existing structure.

SITE DESCRIPTION:

The application site relates to the residential property, 33 Oxford Street in Ramsbury. The building, listed as 'Jasmine Cottage', is a timber framed and thatched grade II listed building dating from the 17th century. The cottage was originally two separate dwellings, both with small lean-to 'outshuts' on the rear (south) elevations. The plot itself housed many outbuildings, including pigsties, which no longer survive, although the existing outbuilding within the curtilage may be a surviving remnant of these buildings. The main cottage has had some alterations, including a replacement staircase (not in an original location) and its original floor within the dining room, which is now concrete. A small bathroom has been fitted into the outshut of the western cottage, whilst that which was to the east has been replaced with a modern glass lean-to greenhouse/conservatory.

The list description states, for means of identification purposes only, the following:

"Cottage. C17. Timber framed with brick and some wattle and daub infill. Thatched roof. 1-storey and attic, 3 bays, stack between bays 1 and 2 and entrance to bay 2. Frame irregular but generally 2 panels high with corner braces. Boarded door. Timber multi-paned windows. 2 casement dormers. Right gable extended by 1 panel width in brickwork. Interior: Chamfered spine beams."

The site lies to the south of Oxford Street, with an existing vehicular access from the public highway, and is situated within the Ramsbury Conservation Area. According to the Ramsbury Conservation Area Statement, there are a number of Significant unlisted buildings and walls in close proximity to the property in question.

The site is washed over by the North Wessex Downs National Landscape and AONB.

Ramsbury is not a designated Neighbourhood Planning Area.

PROPOSAL:

This pre-application enquiry is seeking the Local Planning Authority's advice to submit a Householder planning application and an application for a Listed Building Consent for the *"removal of the existing dilapidated conservatory and replaced with a single storey lead flat roof sunroom extension"*.

RELEVANT PLANNING HISTORY:

PL/2023/02965 - Replace existing staircase and associated alterations to existing joists; replace 1 x kitchen and 1 x bathroom windows; new rear entrance door in existing outshut; replace internal door between kitchen and dining room. - Approved with Conditions 9 February 2024

POLICIES:

Legislation

Sections 66 (1) and 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities in determining planning applications affecting a Listed Building or Conservation Area to pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses; and to pay special attention to the desirability of preserving or enhancing the character or appearance of that conservation area.

National policies

National Planning Policy Framework (NPPF) (December 2024)

Chapter 4 – Decision making

Chapter 11 – Making Effective Use of Land

Chapter 12 – Achieving Well Designed Places

Chapter 16 – Conserving and Enhancing the Historic Environment

Development plan

Wiltshire Core Strategy (WCS) (January 2015)

Core Policy 14 (Spatial Strategy: Marlborough Community Area)

Core Policy 50 (Biodiversity and Geodiversity)

Core Policy 57 (Ensuring High Quality Design & Space Shaping)

Core Policy 58 (Ensuring the Conservation of the Historic Environment)

'Saved Policies' of Kennet District Local Plan (KDLP) (April 2004)

No relevant policies.

Planning Guidance documents

Wiltshire Design Guide (March 2024)

Third Party guidance

National Planning Practice Guidance (NPPG)

National Design Guidance (Planning practice guidance for beautiful, enduring and successful places) 2019

Historic England Advice Notes (updated July 2025)

ASSESSMENT:

Principle of Development

The principle of domestic extensions, alterations and/or outbuildings within the curtilage of existing dwellings is considered acceptable, providing those proposals are compliant with the requirements of relevant policies within the development plan.

Heritage, Design and Character

Paragraph 210 of the NPPF requires Local Planning Authorities in determining proposals affecting heritage assets to take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraphs 214 to 216 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.

Core Policy 57 states that new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. In addition, Core Policy 58 expects all development to be sympathetic to, protect and where possible, enhance the historic environment.

No Heritage Impact Assessment / Statement has been submitted to identify and assess the significance of the affected heritage assets of the application building, the surrounding features or the Conservation Area. The submitted Accompanying Statement and associated images provides a brief consideration of the significance of the conservatory which is proposed to be demolished. Any formal submission should be accompanied by a Heritage Impact Assessment / Statement in line with paragraph 207 of the NPPF.

Jasmine Cottage is a Grade II listed 17th-century vernacular cottage, characterised by its timber frames, daub panels, and thatched roof. It is a well-preserved example of traditional architecture that contributes positively to the character and appearance of the Ramsbury Conservation Area. Jasmine Cottage is also located close to the junction of Oxford Street with Crowood Lane, Whittonditch Road and Union Street, which has been noted within the Conservation Area Statement that *the space created by the cross-roads and the existence of The Crown and Anchor indicate the beginning of the historic village when arriving along Whittonditch Road from the north-east*. Though there has been evidence of some alterations over time, it has retained the essential scale and character of its seventeenth century origins and is seen as a charming and largely unspoilt vernacular building.

The proposal involves works to the rear elevation of the property, which is occupied by a fully glazed structure which is not listed. The Conservation team describes the conservatory in question as a lightweight, metal-framed greenhouse-style structure extending from the south (rear) elevation. *This structure is poor in quality and materials yet its minimal interference with the visual qualities and the means of fixing to the historic elevation has ensured minimal disturbance and impact on the building's fabric and significance*. Prior to the submission of the formal pre-application enquiry, the Conservation Team provided informal advice on the principle of replacing this structure, emphasising that replacing the existing structure would need to be carefully designed, given the current structure is lightweight and does not interfere with the vernacular character and qualities of the historic cottage.

The proposed structure - a rectangular masonry extension with a flat roof and a sizeable glazed lantern in the centre - would occupy a larger footprint and introduce solid brickwork and glazing. The Conservation Team considers both the proposed scale and design to be unsympathetic to the form and character of the listed building and would detract from the significance of the listed building, resulting in harm to its special architectural and historic interest. The proposal would therefore fail to comply with the policies of the NPPF and Core Policies 57 and 58 of the Wiltshire Core Strategy.

The proposal for a solid insulated roof in this case is considered to cause a degree of physical harm to the timber framing due to the very nature of the construction of such a roof form. It is considered that the proposed masonry structure is too substantial in both form and appearance, visually competing with and physically disturbing the character of the timber framed thatched cottage. Any proposals to replace the existing structure would require consideration of the architectural form, character and construction of the cottage. Furthermore, it is advised that the applicant should explore a design which more lightweight, similar in scale and less solid appearance to the existing lean-to. It

is also recommended that drawings are provided, such as an internal elevation, that would better clarify the impact on the existing fabric.

The NPPG provides further guidance on any proposals affecting heritage assets. The applicants are encouraged to consider reflect the guidance from the NPPG as part of their design and submission. Furthermore, the Conservation Team has referred to the following guidance documents published by Historic England:

- Historic England's Advice Note 2 – Making Changes to Heritage Assets is also relevant guidance for applying the policies within the NPPF;
- Historic England's "Conservation Principles" provides policy and guidance for the "sustainable management of the historic environment".
- Historic Environment Good Practice Planning Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment (2015)
- Historic Environment Good Practice Planning Advice Note 3 – The Setting of Heritage Assets (2nd edition)

Neighbouring Amenities

Core Policy 57 requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensuring that appropriate levels of amenity are achievable within the development itself. The NPPF includes that planning should "*always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings*". Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this, therefore, needs to be carefully considered accordingly.

The proposal would replace an existing fully glazed structure / lean-to on the rear elevation of the property. Given the single-storey nature of the proposed structure, it is not considered that the proposal would result in any unacceptable impacts to the neighbouring amenities. The rear garden of the property has hedgerows and minor clusters of trees along the western and southern boundaries of the site. The three neighbouring terraced properties to the east, which are of single storey height, therefore not considered to result in unacceptable overlooking impacts to the current and future occupiers of the application property. In addition, there are sufficient intervening trees along the western boundary and to the west of the site, and sufficient distance from the nearest neighbouring property to the south. It is therefore considered that any new structures in this location is capable of being designed to mitigate any impacts on neighbouring dwellings in terms of overlooking, overdevelopment, overbearingness and overshadowing.

Biodiversity Net Gain & Ecology

Biodiversity net gain is a mandatory requirement under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to a pre-commencement condition that the development delivers at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

In line with NPPF and with CP50, applications that do not fall into the category where BNG is required, must still ensure that no net loss of functional habitat for the benefit of wildlife in the local area will occur as a result of the proposed development. In addition, it is expected that gains for biodiversity, relevant to local habitats and wildlife populations will form part of the proposed development.

The submitted Accompanying Statement suggests that a householder planning application and application for Listed Building Consent will be submitted for the proposals. Householder planning applications are exempt from the mandatory Biodiversity Net Gain requirements. If the Listed Building Consent application are submitted jointly with the householder planning application, this will also be exempt from BNG requirements.

The site is within a built up area and is not within or close proximity to any designated ecological sites. No site-specific detail in relation to the biodiversity on-site has been submitted in this pre-application enquiry. However, given the proposed new structure would largely occupy an area which consist of hardstanding, the proposal is not considered to cause harm to biodiversity on-site and is capable of being in accordance with Core Policies 50 and the NPPF.

CONCLUSION:

This pre-application enquiry seeks advice for removal of the existing dilapidated conservatory and replaced with a single storey lead flat roof sunroom extension with the submission of a householder planning application and accompanying Listed Building Consent application.

The principle of making extensions and alterations to an existing dwelling within its residential curtilage is considered acceptable. It is also considered that the proposal would be generally acceptable with regards to impacts to neighbouring amenities and ecology. However, the proposal in its overall scale, form and design is considered bring upon unacceptable harm to the character and appearance of the listed building and significance of the heritage asset. It would therefore be in conflict with Core Policies 57 and 58 of the Wiltshire Core Strategy and NPPF which would form sufficient grounds for refusal should the same design come forward in a planning application. The applicant is strongly encouraged to reconsider the overall scale, form and design of the proposal, and to consider a design which follows a more lightweight approach to the replacement of the existing structure.

Yours faithfully
Head of Development Management

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Planning Officer

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