

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2025/09993
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Old Barn Cottage, Church Street, Bowerchalke, Salisbury, SP5 5BH
DESCRIPTION OF WORKS:	Replace existing Conservatory, replace existing Porch, replace clay tile roof with natural slate
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

Old Barn Cottage is a grade II listed building. The list entry reads as follows:

‘Semi-detached cottage. C17 and C20. Rubble stone, thatched roof with brick stack. Single storey and attic, 1 window. Planked door to left and 2-light casement casement. C20 addition to left not-of special interest. Rear of main range has 2-light and single-light casement to attic. Interior not inspected’.

The neighbouring cottage (the other ‘half’ of the pair), Wake Robin Cottage, is also grade II listed. The entry reads as follows:

‘Semi-detached cottage. Late C17. Rubble stone, thatched roof with half-hip to right, brick stack to left. Single storey and attic, 2 window. Door in C20 porch on right return, 3-light and 2-light casement and blocked doorway to front, two eyebrow dormers with 2- light casements and some timber-framing to left. Rear has C20 steel casements to ground floor, two 2-light casements to first floor. Interior has chamfered beams, blocked open fireplace, reset wainscot panelling.’

It is within the Bowerchalke conservation area.

RELEVANT PLANNING HISTORY

Proposal / Summary
2001/3193 - ERECTION 6m HIGH POST BEEN ERECTED IN FIELD BEHIND OLD BARN COTTAGE - LAND BEHIND OLD BARN COTTAGE, CHURCH STREET, BOWER CHALKE, SALISBURY, SP5 5BH –
S/1990/1497 - Full planning permission Decision - Approve with Conditions Date: 12/12/1990 – PROPOSED CAR PORT, CONSERVATORY AND MINOR INTERNAL ALTERATIONS
S/1990/1498 - Listed building consent Decision - Approve with Conditions Date: 12/12/1990 – L/B APPLICATION - PROPOSED CAR PORT, CONSERVATORY AND MINOR INTERNAL ALTERATIONS

S/2000/1710 - Work to Trees in a Cons Area Decision - Approved Date: 10/10/2000 – TOP THIN AND PRUNE TWO FLOWERING CHERRY TREES AND ONE PRUNUS PADUS TREE
15/01119/LBC - Listed building consent Decision - Approve with Conditions Date: 31/3/2015 – Single storey extension to house for guest room. Formation of lobby and porch to existing kitchen lean-to extension. Alterations to roof and window of existing kitchen lean-to extension
15/01042/FUL - Full planning permission Decision - Approve with Conditions Date: 31/3/2015 – Single storey extension to house for guest room. Formation of lobby and porch to existing kitchen lean-to extension. Alterations to roof and window of existing kitchen lean-to extension
S/1983/0816 - Full planning permission Decision - Approved Date: 10/8/1983 – OUTLINE APPLICATION - SINGLE DWELLING HOUSE AND GARAGE AND CONSTRUCTION OF VEHICULAR ACCESS
S/1984/0514 - Full planning permission Decision - Approved Date: 23/5/1984 – ERECTION OF BUNGALOW AND CONSTRUCTION OF JOINT ACCESS TO SERVE APPLICATION SITE AND OLD BARN COTTAGE
17/11470/FUL - Full planning permission Decision - Approve with Conditions Date: 22/2/2018 – Construction of a single garage and ancillary accommodation.
PL/2025/09993 - Listed building consent (Alt/Ext) – Replace existing Conservatory, replace existing Porch, replace clay tile roof with natural slate
S/2001/1241 - Full planning permission Decision - Approve with Conditions Date: 28/1/2002 – PROVISION OF HARD STANDING WITH RETAINING WALL TO MAX HEIGHT OF 500MM
S/2001/1490 - Listed building consent Decision - Approve with Conditions Date: 28/1/2002 – PROVISION OF HARD STANDING WITH RETAINING WALL TO MAX HEIGHT OF 500MM
S/2002/2005 - Work to Trees in a Cons Area Decision - Approved Date: 11/11/2002 – FELLING ONE MAPLE TREE

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.

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).

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.

Impact on the Bowerchalke Conservation Area.

CONSULTATION RESPONSES

Bowerchalke Parish Council: no response received

Archaeology: no objection

Ecology: see comments on line but notably that they did not consider the proposed works were likely to impact Bats.

PUBLICITY

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.

ASSESSMENT OF SIGNIFICANCE

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 applicant has submitted a Design Access and Heritage statement. Although brief it is sufficient to understand the impact of the proposals on the fabric in respect of this particular proposal. However Paragraph 208 also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

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
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(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?	N
(b)	If yes, has a protected species survey been submitted?	
(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?	

ASSESSMENT

The Design, Access and Heritage statement says '*This application seeks to adapt the unbuilt elements of the 2015 approvals*'.

The conservatory is demolished and enlarged garden room is constructed in its place. (This was not part of the 2015 application).

The existing clay tiled roof on the extension and porch is proposed to be replaced with natural slate and the addition of rooflights. (Consent in 2015 was granted to replace the existing clay tiled roof with natural slate as well as extending the length of the proposed porch/kitchen area).

Previous consent was given to adapt the open porch. The current proposals reduce the width of the porch and propose new joinery (door and window)

CONCLUSION

The proposals all relate to modern fabric, except where the new garden room will abut the original rear wall of the cottage (currently enclosed by the conservatory). As such, the proposals would not harm the special interest of this listed building.

The works would preserve the character of the conservation area.

The proposals are considered to be in accordance with Sections 16 and 72 of the Planning (Listed Building) Act 1990, core policy 58 and Chapter 16 of the NPPF.

RECOMMENDATION:

That Listed Building Consent be GRANTED, subject to condition.