

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/00289
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	The Old Vicarage, Lower Road, Charlton All Saints, Salisbury, SP5 4HQ
DESCRIPTION OF WORKS:	To form opening in internal wall between kitchen and dining room insert lining with architraves.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The Old Vicarage (listed as Charlton All Saints Vicarage) is a grade II listed building.

The list description reads as follows:

‘Vicarage. 1860-62 by William Butterfield. Flemish bond brick with courses of vitrified headers and some lozenge diapering, tiled roof, brick stacks with tumbling-in of offsets. 2-span roof. 2- storey, 2-window. Planked door with ornamental strap hinges in pointed doorway and hipped porch to left, single casement and segmental-headed 12-pane sash to right. First floor has single casement to left and 12-pane sash to right, the range to left has half-hipped gable. Right return has three segmental-headed 12- pane sashes to ground floor and one sash with gable to first floor. Left return has three 12-pane sashes and one planked door, first floor with 2-light and single casement and one large cross window lighting the stairs. Steeply-pitched roof with large brick stacks at different angles. Interior has 4-panelled doors and internal shutters to windows.’

It is not located in a conservation area.

PROPOSAL

The application is for the creation of a new opening between the kitchen and the dining room.

The opening would have a downstand and an architrave lining the opening. The proposals have also been amended to provide for timber doors within the new opening to match in design the existing original door into the dining room.

PLANNING HISTORY

Proposal / Summary
ENF/2023/00601 - Unauthorised change of use of land from agricultural to residential/garden/domestic use - Land to the Rear Boons Cottage, Lower Road, Charlton all Saints, Salisbury, SP5 4HQ –

19/05040/FUL - Full planning permission Decision - Approve with Conditions Date: 11/7/2019 – Installation of 2500 litre bunded domestic oil storage tank and screen walling forward of principal elevation fronting the highway.
PL/2026/00289 - Listed building consent (Alt/Ext) – To form opening in internal wall between kitchen and dining room insert lining with architraves.
S/2001/0468 - Full planning permission Decision - Approve with Conditions Date: 30/5/2001 – EXTENSION TO FORM CONSERVATORY DOUBLE GARAGE AND SWIMMING POOL (OUTDOOR) ALTERATIONS TO ENTRANCE GATES
S/2001/0469 - Listed building consent Decision - Approve with Conditions Date: 31/5/2001 – OUTDOOR SWIMMING POOL INTERNAL ALTERATIONS COINSEVATORY EXTENSION DETACHED DOUBLE GARAGE ALTERATIONS TO ENTRANCE GATES
S/2004/1958 - Full planning permission Decision - Refused Date: 24/11/2004 – SINGLE STOREY EXTENSION TO LIVING ROOM
S/2004/1959 - Listed building consent Decision - Refused Date: 24/11/2004 – SINGLE STOREY EXTENSION TO SOUTH ELEVATION TO ENLARGE SITTING ROOM AND CREATE BALCONY OVER
S/2005/1039 - Full planning permission Decision - Approve with Conditions Date: 21/7/2005 – NEW BAY WINDOW EXTENSION
S/2005/1045 - Listed building consent Decision - Approve with Conditions Date: 21/7/2005 – NEW BAY WINDOW EXTENSION.
S/2006/1439 - Full planning permission Decision - Approve with Conditions Date: 29/8/2006 – FIELD SHELTER ON AGRICULTURAL GROUND

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.

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.

CONSULTATION RESPONSES

Downton Parish Council: support

REPRESENTATIONS

In accordance with the requirements of Section 5(3)(a) of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended) publicity is not required for listed building consent to carry out works affecting only the interior of a Grade II (unstarred) listed building.

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 was supported by a Heritage Design and Access Statement supplied by the agent. It did not assess the impact of the proposed works on the significance of the listed building and as such, it did not meet the requirements of paragraph 207. 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.

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.”

Historic England further categorises significance into four key values:

- *Evidential* – the potential of the asset to yield evidence about past human activity.
- *Historic* – the ways in which the asset illustrates aspects of history.
- *Aesthetic* – the sensory and design qualities of the asset.
- *Communal* – the meanings and associations attached to the asset by people.

Insofar as it relates to the current application, the significance of the building relates to its construction using traditional methods and materials, floorplan, the character of the two spaces (kitchen and dining room) and historic joinery.

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

The proposal would result in the loss of some historic fabric (part of the wall) and the erosion of the historic plan form (in part). However, the provision of timber doors (suggested by the officer) would largely maintain the plan form when closed.

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?	N/A
(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?	

CONCLUSION

It is recognised that modern living has a much greater focus on the kitchen as not only a food preparation area but as an informal gathering space.

The proposal to create an enlarged opening between the dining room and the kitchen would entail the loss of some historic fabric and would partially erode the plan form. However, the proposal for doors within the opening, which should be traditionally detailed with an architrave, and would preserve the plan form (when closed) and allow for the dining room to be appreciated as a distinct space.

The proposals would amount to some slight harm but that harm is considered acceptable in terms of providing a better ground floor plan that meets modern living requirements.

As such, the proposals are considered to be in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires that the LPA should have '*special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*'.

The NPPF advises that where there is harm, if that harm is considered to be 'less than substantial' then public benefits may be considered. In this case, the proposals reflect modern living requirements and as such are considered reasonable alterations to ensure the continued viability of the building as a home.

RECOMMENDATION:

That Listed Building Consent be GRANTED, subject to conditions