

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/00197
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	3 Crooked Corner, Aldbourne, Marlborough, SN8 2EL
DESCRIPTION OF WORKS:	Removal of a plasterboard false wall covering the old party wall between nos 3 and 4 Crooked Corner, establish nature of plaster covering of the old wall and replace with three coat lime using a specialist contractor.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

No.3 Crooked Corner is a grade II listed building dating from the early 19th century. One of a row of 4 cottages, it is a traditional cottage built of local Sarsen stone under a traditional clay tile roof. Listed for group value, it provides a positive contribution to the character and appearance of the Aldbourne Conservation Area, as a good example of a traditional cottage built of local vernacular materials.

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

Cottage in row. Early C19. Sarsen with tiled roof. 2-storey, 1 bay with lateral entrance. 2 rooms deep. C20 glazed door on open hipped porch. Late C20 bow window with paired windows to first floor. Brick dentilled eaves. Stack on right party wall. Extensive C20 rear extensions. Listed for group value only.

PROPOSAL

Removal of a plasterboard false wall covering the old party wall between nos 3 and 4 Crooked Corner, establish nature of plaster covering of the old wall and replace with three coat lime using a specialist contractor.

RELEVANT PLANNING HISTORY

Proposal / Summary
K/30346/L - Listed building consent Decision - Approve with Conditions Date: 10/8/1994 – To replace existing canopy with enclosed porch.
K/30347 - Full planning permission Decision - Approve with Conditions Date: 10/8/1994 – To replace existing canopy with enclosed porch
K/54341/LBC - Listed building consent Decision - Approve with Conditions Date: 19/6/2006 – Remedial works to existing roof structure.
K/51830/F - Full planning permission Decision - Approve with Conditions Date: 20/4/2005 – Demolition of existing single storey rear extensions. Erection of linked two storey rear extensions

K/51831/LBC - Listed building consent Decision - Approve with Conditions Date:
20/4/2005 – Demolition of existing single storey rear extensions. Erection of linked two
storey rear extension

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

Aldbourn Parish Council – no objections.

REPRESENTATIONS

Internal works to Grade II:

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.

- Heritage statement
- Design and Access statement
- Internal photographs

Combined, the above 2 documents and photographs, the information provides a good understanding of the current situation and materials used for part of the internal wall, that separates No. 3 from its neighbour. The level of detail is considered adequate to understand the proposals and any impact on the building and its fabric.

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.

In this case the significance of the building lies largely with its vernacular architecture as one of a row of traditional Sarsen stone-built cottages. Its materials are typical traditional vernacular materials that contribute to the character of this area of the Downs. Its value is increased because it is part of the row of cottages, and has strong group value within this part of the conservation area.

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.

The proposed works are entirely internal and are focused on the ground floor timber partition/party wall with the neighbouring cottage. The wall is currently covered with gypsum-based modern plaster, which is believed to be contributing to a damp problem within the cottage. The proposal is to replace the modern gypsum plaster with traditional lime and horsehair.

The replacement of the gypsum plaster with traditional lime will certainly aid the breathability of the traditional materials, and should improve the current damp problem, to the long-term benefit of both the occupants and materials.

The works are in the best interests of the building, its fabric and improving breathability of the traditional materials, by removing an inappropriate modern plaster surface treatment.

The works are not considered to cause harm to the significance of the listed building and whilst some surface damage may occur during the removal of the modern plaster, any harm is outweighed by the benefit of replacing it with lime plaster. The new plaster surface will cover any damaged material underneath.

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?	X
(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?	

Comments (if any):

N/A

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.

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 following conditions:

- Time limit
- Plan refs