

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/00807
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	3 Crooked Corner, Aldbourne, Marlborough, SN8 2EL
DESCRIPTION OF WORKS:	Replacement of porch door which is beyond repair due to rot
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The property is a Grade II listed building located in Aldbourne Conservation Area. The property is mid terrace and the row of buildings are all listed Grade II. This property is noted as being listed for 'group value only'.

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

The proposal seeks to replace the porch door which is beyond repair due to rot.

RELEVANT PLANNING HISTORY

Proposal / Summary
ENF/2006/00019 - - 3 Crooked Corner Aldbourne Marlborough Wiltshire SN8 2EL –
K/30346/L STATUS: Closed DECISION: Approve with Conditions DATED: 10 August 1994 – To replace existing canopy with enclosed porch.
K/30347 STATUS: Closed DECISION: Approve with Conditions DATED: 10 August 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

PL/2026/00197 - Listed building consent (Alt/Ext) – 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.
14/09884/FUL - Full planning permission Decision - Approve with Conditions Date: 10/12/2014 – Demolition of rear extension & replacement with new extension, and replacement of front windows
14/09959/LBC - Listed building consent Decision - Approve with Conditions Date: 10/12/2014 – Demolition of rear extension & its replacement with a new extension and replacement of front windows
16/03858/FUL - Full planning permission Decision - Approve with Conditions Date: 2/11/2016 – Repair and replace roof incorporating loft conversion and conservation roof light
16/03859/LBC - Listed building consent Decision - Approve with Conditions Date: 2/11/2016 – Repair and replace roof incorporating loft conversion and conservation roof light
ENQ/2021/04279 - PD Enquiries Decision - PP Required Date: 14/10/2021 – Single storey rear/side extension
K/35160/L - Listed building consent Decision - Approve with Conditions Date: 22/12/1997 – The demolition and rebuilding of part of the gable and front walls.
K/38565/T - Work to Trees in a Cons Area Decision - Approve with Conditions Date: 3/2/2000 – Works to a Sycamore Tree within hedge.
PL/2026/00807 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: – Replacement of porch door which is beyond repair due to rot

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 upon the character and appearance of the conservation area.

CONSULTATION RESPONSES

Aldbourn Parish Council: No objection

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 have been 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.

In this case, the applications are accompanied by a "Heritage Statement" which provides sufficient information to understand the impact of the proposals and is proportionate to their scope. The requirements of the NPPF are therefore met in this respect.

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 the group value of the terrace of buildings representing their historic fabric and architecture - form, layout and architectural expression/detailing and use of high-quality design materials which have significant aesthetic and architectural interest and which contribute to the character of the conservation area.

The rear of the building has, however, been compromised by extensions and alteration during the modern period and is of lesser 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.

The property is a modest two-storey cottage built in the early 19th Century. In the mid 1990's consent was given for the construction of a small, enclosed porch on the front elevation.

The proposal seeks to replace the existing front door of the modern porch with a faithful copy of the existing.

The front door is around 30 years ago. The design of the replacement door is similar to that of the existing and is considered appropriate to the vernacular character of the listed building.

Due to the modern nature of the existing door and the replication of the design of the joinery, there is no impact on the significance of the designated heritage assets.

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.

As such, the impact of the proposals on the heritage assets will be neutral and the requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the application.

RECOMMENDATION:

That Listed Building Consent be GRANTED, subject to the following conditions:

1. WM13 – Approved Plans:
2. WA5 – LBC Commence within 3 years