

COMBINED PLANNING & HERITAGE STATEMENT

Proposed Alterations to Curtilage Barn within the Site of a Grade II Listed Building

1. Introduction

This Statement supports an application for Listed Building Consent for minor external and internal alterations to the historic barn located within the curtilage of a Grade II listed building at:

Chirton cottage, 56 The Street Chirton Wiltshire SN10 3QS.

The principal building was substantially damaged by fire in 2016 and subsequently rebuilt. The curtilage barn survived and retains historic fabric.

The barn's current lawful use has been formally confirmed as incidental to the enjoyment of the dwellinghouse. No change of use is proposed.

The works are limited in scope and are designed to preserve the character and significance of the heritage assets.

2. Description of the Proposed Development

The proposals comprise:

- Insertion of a new rear window (not visible from the listed building or public realm);
- Enlargement of existing windows (not visible from the public realm);
- Installation of minimalist glazing behind retained barn doors to principal openings (visible only when doors are open);
- Internal works to improve functionality, with no removal of historic fabric;
- Works limited to areas not upgraded under approved application K.38599 3/9/2000

There is no change to the building's footprint, height, or overall external form.

3. Planning Policy Context

The application must be determined in accordance with:

- The development plan;
- Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990;
- Heritage policies within the National Planning Policy Framework.

The NPPF requires great weight to be given to the conservation of designated heritage assets and a clear assessment of harm.

4. Heritage Significance

4.1 Grade II Listed Building

The principal building remains a designated Grade II heritage asset. Although completely rebuilt after the 2016 fire, it retains:

- Its statutory designation;
- Its historic siting and spatial relationship within the site;
- Its role within the village context

It has no surviving fabric, significance is limited due to fire, but designation carries full statutory weight.

4.2 Curtilage Barn

The barn:

- Pre-dates 1948;
- Was within the curtilage at the date of listing;
- Retains original structural fabric;
- Forms part of the original functional grouping of the site.

It therefore qualifies as a curtilage-listed structure and makes a contribution to the heritage significance of the site.

Its value lies in:

- Authentic materials;
- Agricultural character;
- Group value;
- Contribution to understanding the historic evolution of the complex.

5. Assessment of Impact

5.1 Impact on Historic Fabric

The proposals:

- Do not remove principal structural elements;
- Avoid demolition of significant historic fabric;
- Are limited to window modifications and internal works;
- Retain the building's defining external features.

There is no net loss of heritage fabric.

5.2 Impact on Character and Appearance

The barn's external character is preserved because:

- Barn doors remain dominant on principal elevations;
- Minimal glazing is concealed behind doors;
- Rear alterations are not publicly visible;
- The roof form and massing remain unchanged.

The works do not suburbanise or domesticate the building's appearance.

5.3 Impact on Setting

The proposals:

- Do not affect the spatial relationship between barn and principal building;
- Do not alter key views from or towards the listed building;
- Have no impact on the public realm;
- Do not change the site layout.

Setting impact is negligible.

6. Heritage Harm Assessment

In accordance with the National Planning Policy Framework:

- The proposals result in no substantial harm;
- Any impact is, at most, very low-level less-than-substantial harm;
- Given concealment, fabric retention, and lack of visibility, overall harm is considered negligible.

The statutory duty to preserve the listed building and its setting is satisfied.

7. Planning Considerations

7.1 Use

The barn's use has been confirmed as incidental to the enjoyment of the dwellinghouse, within the approval of application K.38599 3/9/2000

The proposal: Does not introduce a new use class;

- Does not create a separate planning unit;
- Does not intensify site activity;
- Maintains residential ancillary character.

7.2 Residential Amenity

The proposals: Do not introduce overlooking beyond existing relationships;

- Do not affect neighbouring light or privacy;
- Maintain current amenity conditions.

No adverse amenity impacts arise.

7.3 Highways and Access

- No change to access arrangements;
- No increase in parking demand;
- No material traffic implications.

7.4 Sustainability

The works: Support continued viable use;

- Improve building performance;
- Encourage long-term maintenance;
- Reduce risk of deterioration.

Conservation through use is supported by national policy.

8. Overall Planning Balance

The proposal is:

- Modest and proportionate;
- Largely visually concealed;
- Fabric-sensitive;
- Compatible with the barn's incidental residential use;
- Compliant with statutory heritage duties;
- In accordance with national heritage policy.

Any minimal heritage impact is clearly outweighed by the benefits of securing the barn's long-term sustainable use and maintenance.

There are no material adverse impacts in design, amenity, highways, or environmental terms.

9. Conclusion

The proposed alterations to the curtilage barn:

- Preserve the architectural and historic interest of the Grade II listed building curtilage;
- Cause no substantial harm;
- Result in negligible heritage impact;
- Comply with Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990;
- Accord with the heritage provisions of the National Planning Policy Framework.

The development represents a sensitive, conservation-led enhancement and should be granted consent.