



Home Farm, 61 High Street,  
West Lavington  
SN10 4JB

Proposed Bathroom

Supporting Planning, Design and Heritage  
Statement

**JACKSON PLANNING** 

## **I. Introduction**

- 1.1 This statement has been prepared in support of the listed building application for insertion of a bathroom within the first floor of the former granary. This statement considers the heritage impacts of the proposal, the planning merits of the case, including national policy, local development plan policy and the local circumstances. This statement supports the completed forms and drawings for the application. The statement considers the planning balance against policy and the NPPF.
- 1.2 The planning application is accompanied by the following:
- Location Plan
  - Proposed Plans
  - This Planning, Design and Heritage Statement

## **2. The Context -The Site and Surroundings**

### **Site Context**

- 2.1 Home Farm, 61 High St West Lavington is a 19<sup>th</sup> century farmhouse with 17<sup>th</sup> century timber framed granary to the north end. The building is grade II listed.
- 2.2 The site lies within the limits of development of West Lavington, which is defined as a large village within the Wiltshire Core Strategy (WCS) (2015). The property is location within the Littleton Panell and West Lavington Conservation Area.
- 2.3 Vehicular access is along public right of way WLAV 14, an existing access track that bounds No.1 Hooks Court and provides access around to the rear of No 61 High Street, where there are existing parking spaces associated with this dwelling.
- 2.4 The listed building has undergone some of the alterations and repairs consented over a long period until the recent renovation by Dale Building.
- 2.5 The dwelling is now privately owned. The applicant wishes to install a simple bathroom within the lathe bedroom in the former granary.

### **Planning History**

- 2.6 K/42475 - Alterations and extensions to dwelling – approve with conditions
- 2.7 K/42474/L - Alterations and extensions to dwelling approve with conditions
- 2.8 14/06760/LBC - Removal of cement render from front elevation and replacement with lime render. Repair to cill plate and corner post of timber frame. Localised stitching and repointing of masonry. Replacement of dilapidated section of guttering – approve with conditions
- 2.9 15/12492/LBC - Internal alterations to the first floor layout of the building – approve
- 2.10 17/11961/FUL + 17/12188/LBC - Constructing a single-storey side extension; Constructing a higher roof void over the kitchen to accommodate a bedroom (amended proposal to one previously approved);re-building a side lean-to element; creating a doorway link between the house and Granary; repairs and improvements to the Granary; minor associated internal alterations; erection of a garage & garden store - approved with conditions.
- 2.11 PL/2023/06869 - Erection of outbuilding granted on 17 October 2023

### **3. Heritage Assets**

#### **Listing**

- 3.1 The heritage asset is the Grade II listed house. The list entry is as follows:
- 3.2 WEST LAVINGTON HIGH STREET, West Lavington SU 0053 (east side) 13/300 No 61 (Home Farmhouse) II Farmhouse. C17 and early C19. Rendered with C20 concrete tiled roof. Two storeys, 3 wide bays, with left bay beyond gable stack being a C17 timber framed structure. Central 6-panelled door within a late C19 open masonry porch with round arch and flat lead roof. Sixteen-paned sash windows. Gable stacks. Framed bay has colourwashed brick noggings to framing 2 panels high with straight corner brace. Roof hipped with raking slatted flush ventilator to roof space. Interior not seen.

#### **Conservation Area**

- 3.3 Home Farm is located within the West Lavington and Littleton Panell Conservation Area. This places a duty under Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Areas.

#### **Significance**

- 3.4 Home Farm is a traditional farmhouse with attached granary, both of which probably date from the end of the 17<sup>th</sup> century as part of the rebuilding of the village houses after the 1689 fire. It is understood that thirty-four households were lost as a result. Given the list of houses remaining after the fire it appears to be the case that Home Farm is not one of them, so it is safe to assume the fabric of the building does not predate 1689.
- 3.5 The House was extended in Victorian times and again in the 20<sup>th</sup>C. The principal elevation of the main house has been significantly altered to upgrade it probably in the early 19<sup>th</sup> century with the addition of a brick facade with sash windows and masonry-built arched porch.
- 3.6 Work has been completed on alterations and updating approved under earlier planning and listed building consents. The work is now complete and the building is now in private ownership.
- 3.7 This is an important building within the conservation area, being identified for its heritage significance by virtue of Grade II listing.

#### **The Granary**

- 3.8 The Granary (the area of the building subject to this application) has an almost intact timber frame with some brick infill panels. The MannWilliams structural inspection report in 2017 confirmed:
- 3.9 *"The building has evidently been much altered during the course of its history, most especially with regards to the framing of the roof. The North Wing is also known as the Granary and, although there are hints of previous plasterwork upstairs, it appears on the whole to have been used as an outhouse or agricultural store, and as such the quality of its maintenance appears generally poorer than other areas of the building."*
- 3.10 Recent approved works have brought the granary into domestic use and as such the significance of the granary in its original use as an outbuilding has already been lost by permitted changes.
- 3.11 The photos below show the current interior finish to the area subject to this proposal.



- 3.12 The interior walls are modern plasterboard; the floor is modern boarding. The historic timber frame is exposed.

## **4. The Proposal**

### **Scale**

- 4.1 The proposal is for installation of a bathroom within the first-floor space within the granary. The bathroom proposed is 1.5m x 2.5m.

### **Materials**

- 4.2 The proposed new bathroom walls are to be constructed in timber studs with plasterboards. This is entirely reversible. The door will match other internal doors. Bathroom fittings will comprise modern standard fittings.

### **Access**

- 4.3 The accessibility considerations with dwellings are not subject to normal controls as the building is listed.

### **Changes to Approved Design**

- 4.4 The granary has been made part of the internal space of the dwelling with the approval of an opening. In addition, the formation of a wardrobe was permitted creating a precedent for division of the space within the granary to accommodate occupation.
- 4.5 The proposed bathroom is a minor addition to the changed use of the former granary which has now been domesticated as a bedroom.
- 4.6 The original exposed timbers remain unaffected by the proposal.

## **5. Planning Policy Context**

### **National Planning Policy**

- 5.1 The primary consideration in law is the duty placed on the Council under section 66(1) the Planning (Listed Building and Conservation Areas) Act 1990, to 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.
- 5.2 The National Planning Policy Framework ('NPPF') outlines government policy towards the historic environment. Section 16 "Conserving and Enhancing the Historic Environment" sets out an overall aspiration for conserving heritage assets. In particular paragraph 205 which states: 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

### **Local Development Framework**

- 5.3 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.4 The relevant planning policy context is principally contained within:
- Saved Policies of the Salisbury District Plan
  - Wiltshire Core Strategy 2015
  - West Lavington Neighbourhood Plan 2019
- 5.4.1 The Salisbury District Plan has been reviewed, as required by transitional arrangements in the Planning and Compulsory Purchase Act 2004 certain policies are saved.
- 5.4.2 The Wiltshire Core Strategy, is the local plan for the area, it was adopted in 2015

### **Wiltshire Core Strategy - Local Plan**

- 5.5 The Core Strategy shapes the spatial strategy for Wiltshire and has redefined the settlement hierarchy and settlement boundaries to achieve development in the most sustainable location. Brigmerston has had the settlement removed. However, one for one replacement of dwellings outside the settlement boundary remains acceptable within the Core Strategy and the saved policies of the Salisbury District Plan.

### **Core Policy 58**

#### **5.6 Ensuring the conservation of the historic environment**

*Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:*

- *nationally significant archaeological remains*
- *World Heritage Sites within and adjacent to Wiltshire buildings and structures of special architectural or historic interest*
- *the special character or appearance of conservation areas*
- *historic parks and gardens*
- *important landscapes, including registered battlefields and townscapes.*

*Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping). Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.*

## **The Neighbourhood Plan**

5.7 The West Lavington Neighbourhood Plan was made in June 2019, and therefore forms part of the development plan for this site.

5.8 The NDP defines the settlement boundary for the village and this site is within the boundary.

## **West Lavington and Littleton Panell Conservation Area Statement January 2003**

5.9 This document sets out the key interest in the conservation area. In terms of guidance, it advises that erosion of character occurs through the application of standard solutions and the use of inappropriate standard building components: and these should be avoided where possible.

5.10 In terms of commentary on the application site the statement merely says: “ Of the more interesting buildings and those that contribute most to the character of the High Street are two groups of brick and thatched cottages further south on the west side and the buildings of Home Farm; Hook's Court and the farmhouse all on the east side.”

## **Village Design Statement**

5.11 This Village Design Statement was adopted by Kennet District Council as Supplementary Planning Guidance on 16th September 2004. Supplementary Planning Guidance (SPG) provides

guidance on the interpretation and implementation of policies and proposals contained in the Local Plan.

- 5.12 Guidance requires that new buildings should be built in sympathetic relationship with the existing buildings. This has no direct bearing on internal works requiring listed building consent.

## 6. Analysis of Planning Issues

- 6.1 The assessment of a planning application is a balance of all the considerations associated with the proposal, the site and the local environment. Whilst planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise as set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act (1990) with listed buildings they must also consider they must also pay regard to 16 the Planning (Listed Building and Conservation Areas) Act 1990 and the guidance provided by the NPPF as a material consideration.
- 6.2 The impact upon heritage assets is central to the consideration of the acceptability of the proposal. The proposal is a low key, lightweight and fully reversible intervention that removes no original historic fabric. The granary part of the building has already undergone change (see 6.3 below) that the officer deemed acceptable. The volume of the space is already altered by the opening up to the main house and by installation of a wardrobe.
- 6.3 In considering first floor alterations in 15/12492/LBC the officer stated: *“The application relates to replanning of the first floor layout. The principal first floor room has already been divided with the insertion of the existing bathroom. The proposal is to revise the position of the modern partition wall in order to incorporate a shower and an en suite bathroom. This involves removal of the modern partition and slight reduction in the size of the bedroom. The original layout and proportions of the bedroom have already been changed and the proposed reconfiguration would not cause additional harm to the significance of the listed building. Some lath and plaster will be lost to insert the new bedroom door however this is not so significant to cause harm”*. And went to conclude *“ We are of the view that the works will not cause harm to the significance of the listed building and are therefore in accordance with the NPPF and C58 of the Wiltshire Core Strategy.”*
- 6.4 Likewise, this proposal is compliant CS58 in that it respects the heritage assets, and does not cause any additional harm. The proposal could be described as neutral in this regard. The ability to entirely reverse the work without harm to the heritage asset also confirms it does not impact the significance of the listed building.

### Planning Balance

- 6.5 There is no harm to the significance of the heritage asset resulting from the proposal given the proposal does not change or remove original historic fabric and is entirely reversible. The proposal is therefore policy compliant and meets the wider requirements of the development plan.
- 6.6 As the proposed development would therefore have a neutral impact on the special interest of the listed building and on its setting, and given compliance with planning

policies, and guidance and the benefits of the proposal to the occupants , the applicant respectfully requests that listed building consent is granted for to insert an additional bathroom to serve bedroom 4 .