

PLANNING & HERITAGE STATEMENT

Planning & Heritage Statement

Single storey rear infill
extension and replacement
timber windows:

1 Lanhill Cottages
Lanhill
Chippenham
Wiltshire
SN14 6LX

Mr Snell & Miss Sumsion

AA.24.18

Revision B

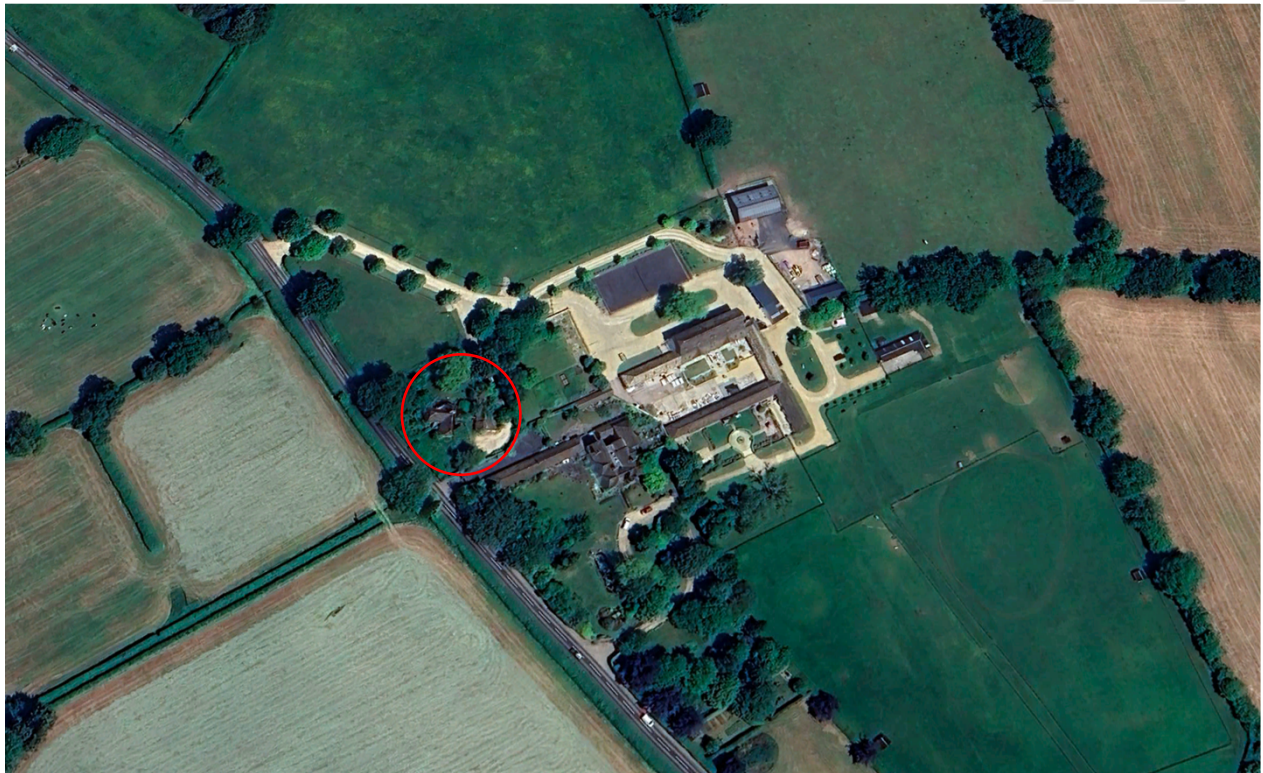
Armstrong
architecture

Design and Access Statement

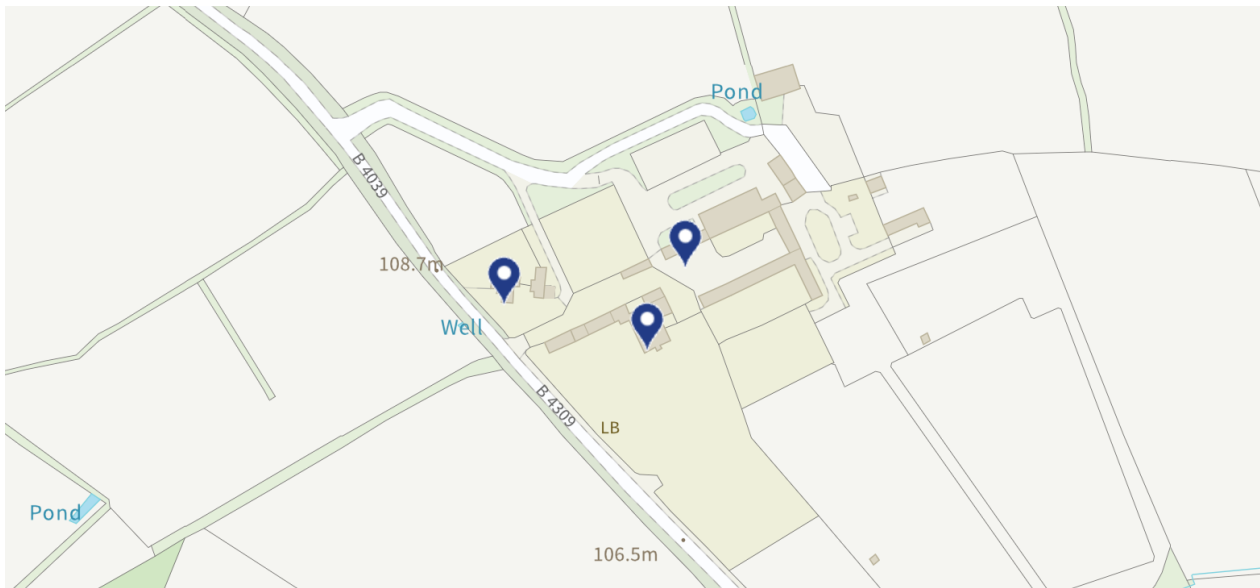
This planning and listed building application has been submitted in respect of the proposed single storey rear extension to 1 Lanhill Cottages to provide additional residential accommodation, together with the replacement of existing modern failing timber windows, landscaping and associated works ('the proposal') at Lanhill Cottages, Lanhill, Chippenham ('the site').

Site and Surroundings

Lanhill Cottages comprise a pair of estate cottages located to the northwest of Chippenham. The cottages are located outside of any defined settlement boundary.



The application properties are Grade II Listed (ref: 1283431) and there are other listed buildings in the vicinity comprising, Lanhill Farmhouse and Stables (Grade II ref: 1283429) to the south east and Lanhill Farm Buildings at Lanhill Farm (Grade II ref: 1363565) to the east. The site is not located within or nearby to any designated Conservation Area. The relevant Listing schedule is inserted below. The nearby Listed Buildings have also been identified by the plan extract inserted directly below. Nos 1 and 2 Lanhill Cottages, with historic access evident to the south.



The following description forms part of the Listing entry;

*CHIPPENHAM WITHOUT LANHILL ST 87 NE 3/225 Nos. 1 and 2 Lanhill Cottages
GV II*

Pair of estate cottages, c1850, by J. Thomson for J. Neeld of Grittleton House.

Coursed rubble stone with stone-tiled eaves roofs, half-hipped at gables. Ridge stack and outside wall stacks to north and east sides, ridge stack truncated, side wall stacks with ornate circular Romanesque style shafts. L-plan, one-and-a-half storeys. Picturesque cottage style. Flush quoins and raised string course. Identical south and west gable ends with small triangular-plan first floor oriel carried on single curved bracket and with stone-tiled roof, ground floor 2-light flush stone-mullion window. In angle of L, double porch, square-plan and lean-to to each wall face from square outer pier, stone tiled-roofs meeting in a valley on diagonal.

Tudor-arched ashlar doorway to each face. Later inserted window to left and right of porch and first floor dormer. 3 similar inserted dormers to rear east side.

Listing NGR: ST8807475070

The site is located within Flood Risk Zone 1 (low risk) and is not subject to any other relevant designations or allocations in accordance with Wiltshire's adopted policies map.

Relevant Planning History

The application site has an existing granted but as yet unimplemented Planning and Listed Building consent for a similar scheme primarily concerning the adjoining dwelling of 2 Lanhill Cottages;

Lanhill Cottages

PL/2021/06317

Proposed single-storey extensions and alterations

Approved 18/03/2022

PL/2021/07117

Proposed single-storey extensions and alterations

Approved 18/03/2022

Upon review of Wiltshire's Planning Application Portal, we note the following relevant history for the adjacent Lanhill Farm Buildings and Lanhill Farm House and Stables which have undergone significant alteration, conversion and change of use over time:

The Stables, Lanhill Farm

N/06/00574/COU

Renewell of permission 01/00720/COU – Conversion of stables to two units of holiday accommodation

Approved 27/04/2006

N/03/02177/COU

Change of use to residential and ancillary accommodation

Approved 01/10/2003

N/03/02176/LBC

Internal and external alterations associated with residential conversion

Approved 01/10/2003

N/01/00720/COU

Change of use to residential and ancillary accommodation

Approved 17/05/2001

N/01/00721/LBC

Internal and external alterations to stable building to form holiday accommodation

Approved 17/05/2001

Lanhill Farm Barn, Lanhill Farm

N/88/02719/FUL

Conversion of barn to dwelling (revised scheme)

Approved 10/11/1988

N/88/00238/FUL

Conversion of barn to dwelling

Approved 16/05/1988

N/03/02176/LBC

Internal and external alterations associated with residential conversion

Approved 01/10/2003

Lanhill House

N/89/02544/FUL

Change of use of land to garden, new access and drive and landscaping

Approved

N/90/03025/LBC

Internal alterations, conservatory, barbeque, realigned walls, new gates and piers

Approved

This application forms a revision to the previously submitted Planning and Listed Building Consent applications for the same site listed below:

PL/2025/00932

Single storey rear infill extension and replacement timber windows

Withdrawn

PL/2025/01189

Single storey rear infill extension and replacement timber windows

Withdrawn

Proposed Development

This application seeks planning permission and listed building consent for a single storey extension and associated alterations of 1 Lanhill Cottages along with the amalgamation of the existing outbuilding to create additional residential accommodation and direct access to the Garage.

The proposals which have been carefully considered and sensitively designed will greatly improve the quality of the cottages' accommodation, updating it to modern living standards whilst also serving the needs of the owners and their young family, ensuring they can enjoy living in their home for many years to come.



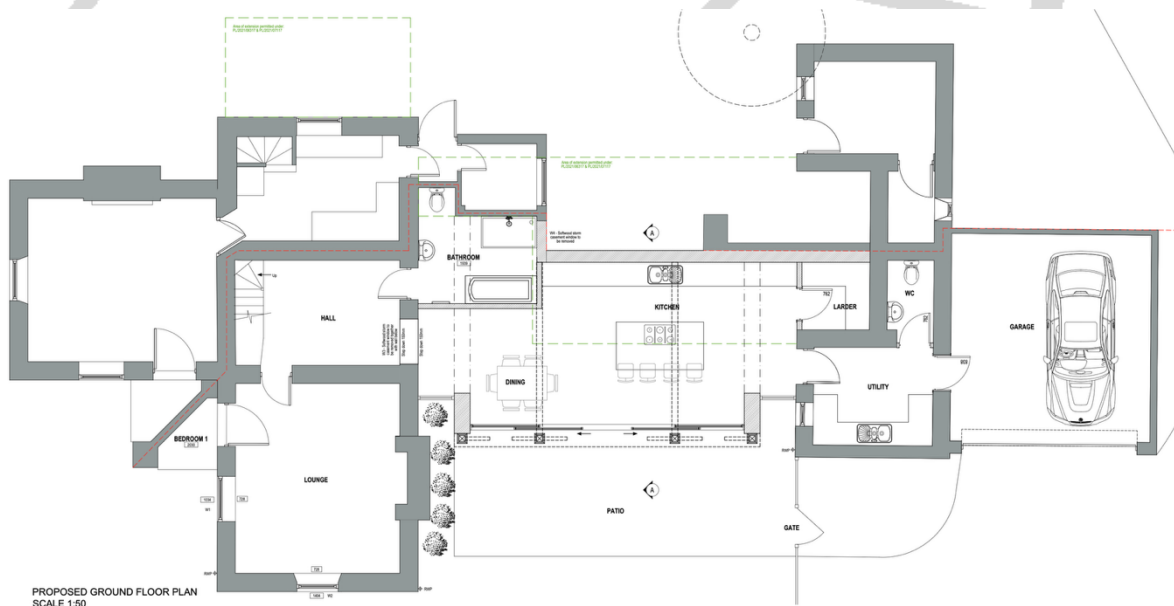
South facing Elevation

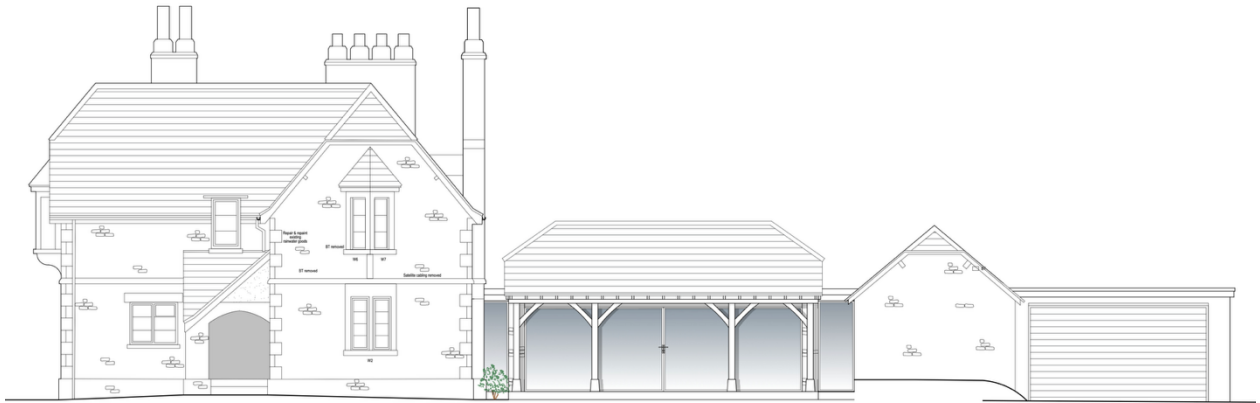
The historic access to both properties was from the south west, facing the main road past the site and where there is an attractive double corner porch. This aspect of both houses has become all but redundant. Indeed, the oriel windows (shown

above) face West and South in contrast to the modern orientation and use of the accommodation, being addressed from the east.

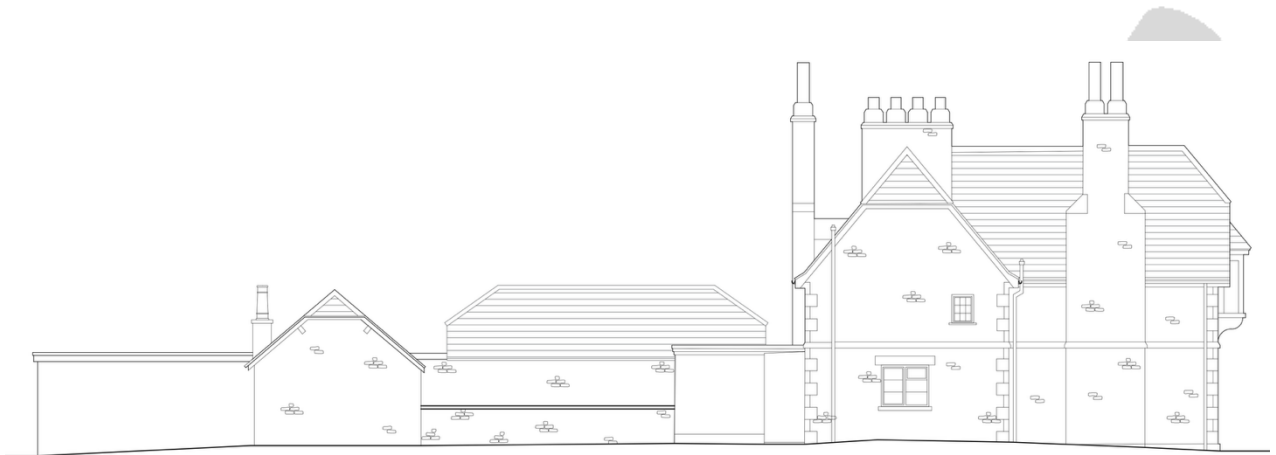
The application proposes to partially encapsulate the existing 1970's flat roofed Eastern addition providing a new link from the cottage to the existing outbuildings and modern garage additions positioned further to the east of the pair. The link will slot into the recessed part of the mirrored outbuilding range, as per the already granted permission for No2. The extension will primarily add accommodation to the Southern cottage (No1) and provide an active new chapter of use for the outbuildings, which are in a poor state of repair and are believed to have been washhouses for the cottages.

For ease of reference the principal new elevations and plan changes are shown by the plan extracts inserted below. The proposals will help to ensure that the Cottage remains in active use as a family home, commensurate with the spacious garden areas as their optimum viable use and warranting the investment to upgrade the property with the additional attached and ancillary accommodation suitable for today's requirements.





PROPOSED SOUTH ELEVATION
SCALE 1:50



PROPOSED NORTH ELEVATION
SCALE 1:50



PROPOSED WEST ELEVATION
SCALE 1:50



PROPOSED EAST ELEVATION
SCALE 1:50

Planning & Heritage Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (2015), together with the National Planning Policy Framework (2019).

We note that the site is located within an area which is subject to a designated Allington & Sheldon Neighbourhood Area (as of March 2015), which is subject to the Chippenham Without Neighbourhood Plan 2022 - 2036, made on 31st October 2023.

Accordingly, we consider the key relevant policies comprise:

- Wiltshire Core Strategy: Core Policies 57 and 58
- National Planning Policy Framework: Sections 12 and 16
- Chippenham Without Neighbourhood Plan

Principle of proposal

The proposed development in summary comprises an extension to No1. Lanhill Cottages linking it to its historic outbuildings and modern garage, together with the replacement of existing softwood storm-casement single glazed joinery with double glazed flush casements. No additional internal alterations are proposed.

We note comments from the Conservation Officer concerning our previous scheme for the site and have reduced the proposals significantly in order to align with the comments made. We note the principle of linking of Lanhill Cottages to the outbuildings was established by way of the giving of consent to previous proposals concerning no.2 Lanhill Cottages.

As such, the construction of a domestic extension and alteration to the existing dwelling would not conflict with any of the policies set out in the development plan in principle. We therefore consider the revised proposal to be acceptable in principle.

Impact on neighbour amenity

Due to its scale and position, the proposed extension and amalgamation/alterations to the existing outbuilding would not cause any harm to neighbour amenity in terms of loss of light, privacy or overbearing impact. Indeed, it is strongly maintained that in mirroring the already permitted extension to No.2 Lanhill Cottages, each cottage will benefit equally from the proposals. Alternatively if works to no.2 were not to be undertaken, the increased privacy to no.2 has been welcomed by the current owner.

Heritage Impact Assessment

The subject dwellings are combined Grade II listed, within reasonably close proximity of other designated heritage assets, but not located within a Conservation Area. The Planning (Listed Buildings and Conservation Areas) Act 1990 provides powers for the designation, protection and enhancement of conservation areas and the preservation of listed buildings. The Act requires that special regard should be given to the desirability of preserving a listed building or its setting (sections 16 and 66).

In addition, Paragraph 190 of the NPPF requires Local Planning Authorities to identify and assess the significance of any heritage asset that may be affected by the proposal (including any development affecting the setting of a heritage asset). Paragraphs 195 and 196 require local authorities to assess whether there is substantial harm, less than substantial harm or no harm to the heritage asset. Core Policy 57 requires, amongst other things, that new development must be sympathetic to and conserve historic buildings, whilst Core Policy 58 requires that development should protect, conserve and where possible enhance the historic environment.

In terms of the significance of the listed building, the listing (ref: 1283431) notes the buildings' architectural features, including but not limited to;

- Coursed rubble stone with stone-tiled eaves roofs, half-hipped at gables
- Side wall stacks with ornate circular Romanesque style shafts.
- L-plan, one and a half storeys. Picturesque cottage style.
- Double porch, square plan and lean to each wall face from square outer pier.
Stone tiled roofs meeting in a valley on diagonal
- Raised string course

It should be noted (as is so in the listing) that the dwellings have been subject to alterations already including insertion of new windows and first floor dormer, as well as three dormers to rear east side. Furthermore, an unsympathetic single storey extension exists on the eastern elevation and the general condition of the dwellings is very dated and in need of improvement.

As such, the significance of the dwellings primarily derives from the exterior elements (and more specifically these tend to be the features on the southern and western elevations), whereas the interior of the building is devoid of any significant character and interest. The significance of the building is therefore considered to arise primarily from its aesthetical value. The estate architecture of course underpins the relevant historic and cultural qualities.

On this basis, it is considered that the proposals would cause less than substantial harm to the significance of the listed building as the floor plan is changed and new built elements linking the dwellings and outbuildings are clearly discernible, aimed at maximising the use of the space, but in a more modern way. Nevertheless, the building has already been altered. Moreover therefore, the harm caused by the changes proposed in this regard would be at the lower end of the 'less than substantial scale'.

Whilst predominantly traditional in its built form, the single storey extension is deliberately light weight in respect of its connections to the existing surrounding buildings. Glazed links offer an obvious contrast to the host dwelling, which together with the natural local stone and Oak framing of the proposed new Kitchen allow the proposals to be read distinctly from the existing dwelling without appearing jarring in the historic context of the site. Slimline aluminium glazing also offers the property a link to its outdoor spaces which is currently unattainable from within the existing property.

We note that the wording of Core Policy 58 and the supporting text states that if harm is identified (regardless of the level), a proposal is in conflict with the policy which would weigh against the scheme in the planning balance. However, failure of

the proposed development to comply with Core Policy 58 is not necessarily fatal to the acceptability of the proposed development.

Conversely, Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. In this case Paragraph 196 of the NPPF is a material consideration. It states;

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

It is considered that there are public benefits associated with the proposal. The proposal would help to ensure that the building remains in its optimum viable use by providing additional accommodation which is fit-for-purpose for a thriving and vibrant modern family, and thus justifying the investment required to upgrade the accommodation generally. Furthermore, the proposed alterations will also encourage the use of the historic floor plan for No.1 (given the original south-western porch entrances).

Wider public benefits of the proposals include environmental and economic benefits. The proposed replacement windows not only reinstate traditional joinery akin to that which should be found in a property of this provenance, thereby together with the repairing of the dilapidated washrooms, safeguarding the integrity of the historic asset for future generations, but will also aid in reducing carbon emissions by minimising both heat loss in the winter and heat gain in the summer. The extension too has it's part to play in increasing the overall thermal efficiency of the existing building. It's attachment to the existing building will inherently enhance those areas inside the thermal envelope, which together with the moving of the primary function of the home into the new element will further reduce the overall carbon emissions.

Further public benefits of the scheme are derived from the introduction of solar panels to the existing Garage flat roof. Limited visual impact would occur from this addition, particularly from ground level, whilst giving an opportunity to introduce a

form of electricity generation that would appear awkward on any part of the original dwelling. The panels would significantly reduce the dwellings reliance on fossil fuels, in turn reducing the properties Co2 and CO emissions and contributing to a modest but worthwhile reduction on overall greenhouse gasses.

Several elements of obsolete and deteriorating visual clutter are also proposed to be removed as part of this application. A redundant satellite dish together with BT and satellite cabling are proposed to be removed. Failing existing cast iron rainwater goods are to be carefully removed, renovated, and re-erected. These elements all affect the visual appearance of the property, and their removal and renovation will ensure the character of the dwelling is retained in its originally conceived format for future residents and the public alike to enjoy.

The economic benefits from the building of the proposed project also shouldn't be overlooked, which together with architectural improvement of incorporating existing inappropriate historic additions, add equal benefit locally and to those visiting.

As such, it is considered that the low level of harm caused by the proposal would be outweighed by these benefits. Given this conclusion is it considered that with regard to the provisions set out within the Framework, the proposals are not in conflict with the NPPF and planning permission should be granted. The sensitive detailing overall and maintenance and legibility of the two cottages confirms that Listed Building Consent should also be granted.

Revised Scheme

Objections to the previous application have been carefully considered and fully addressed in conjunction with the LA via an extensive pre-application process to arrive at a scheme which offers the property and its occupants the amenities it desperately needs whilst achieving a solution the Planner and Conservation Officer can support.

Conclusion

In accordance with the above analysis of the proposals, and carefully considered and detailed revised drawings, we consider the proposals are an appropriate design which would respect the character of the dwellings, their heritage character and setting, as well as the wider area.

The development is therefore considered acceptable and I trust you will recommend that planning permission and listed building consent are granted in this instance.

End of Planning & Heritage Statement

