

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01064
APPLICATION TYPE:	Listed Building Consent (Alt/Ext)
SITE ADDRESS:	Teffont House Hotel/Howard's House, SP3 5RJ
DESCRIPTION OF WORKS:	Reroof and replace all slates
RECOMMENDATION:	Approve

SITE DESCRIPTION/CONTEXT

The building is grade II listed and within the Teffont Evias Conservation Area; its stable block is separately listed and the property immediately to the north (Enderley) is also listed. It has operated as Howard's House Hotel for many years and has recently been renamed as part of a scheme of major refurbishment and expansion. The building is prominent in the streetscene and its slate roofs are visible from a variety of locations. The building is one of only a few to have slate roof coverings, thatch and clay tile are more prevalent as the local vernacular, but it is the only building with a characterful Swiss chalet makeover for which slate is the only appropriate choice for most of the roofslopes.

The condition of the roof coverings became apparent during repair works and the choice of suitable replacement slate was discussed with the LPA. The works are now complete, the applicant having understood that to proceed with the work in advance of obtaining consent would be at their own risk.

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

Detached house, now hotel. Early C17, altered early C19. Rubble stone, Welsh slate roof, ashlar stacks with moulded cappings. L- plan, C17 gable-end to road. Three-storey, 3-window. Depressed Tudor-arched doorway with planked door to left of north wing with 3-light recessed chamfered mullioned window to right and 2-light to left. First floor has 1-light, two 2-light mullioned windows and second floor has two 2-light hollow-chamfered mullioned windows. C19 roof on Swiss-style deep eaves on curved wooden brackets. To left is 2-span roof range consisting of C17 range with raised eaves and paralld C19 range to north; two 2-light blocked hollow- chamfered mullioned windows with hoodmoulds and one 2-light to first floor; tablet with AHE /1623, straight joint and former roofline visible. Right return of this range has C19 4-light mullioned window with arched lights and hoodmoulds, 3-light mullioned windows to first and second floors. Left return is garden front with margin-pane French windows to left and right, 3- light ovolo-mullioned window to centre, first floor has two 2-light and one 3-light hollow-chamfered mullioned windows, second floor has 2-light mullioned windows with pointed lights in gabled oriels, to either side of central 2-light casement with pointed lights, deep eaves as front. Right return has C19 door to right in lean-to porch. Rear has 2-light mullioned windows to C17 range to right, north range has depressed Tudor-arched doorway with 2-light round- arched mullioned window to right, three mullioned windows to left, first and second floors have various mullioned windows and one cusped pointed light, 12-pane sash. Attached to rear is single- storey stable and outhouse range with planked doors and slate roof. Interior not accessible at time of survey.

Listing NGR: ST9907631327

RELEVANT PLANNING HISTORY

PL/2023/07927, PL/2024/07428 Orangery etc

PL/2023/08124, PL/2024/07589 Internal doorway

PROPOSAL

Strip roofs of hotel building and the attached historic ranges to the west. Replace felt and battens, use new Glendyne (Canadian) slate.



Rear ranges, 2023



Roof of south range 2023



From the walled garden across the stream 2023



2026

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.

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, and the setting of other listed buildings. Impact on the character and appearance of the conservation area.

CONSULTATION RESPONSES

Teffont Parish Council – no response

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.

Below is a summary of the representations 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.

None received.

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.

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 significance of the building lies in its historic evolution from a vernacular building to an aggrandised villa with coach house and stabling, the high level of unaltered original fabric of its various phases and its strong presence in the small village streetscene, frequently noted as one of the prettiest and least-altered in the C20/21 places in Wiltshire. The application provides little assessment of the character and significance of the building beyond a selection of photographs but the application is straightforward and this is not considered problematic.

The building has been undergoing significant refurbishment and repair over the past year. The roof was known to need attention and photographs were shared with the council in informal discussions. Recovering the roofs had been anticipated and welcomed but the loss of all the

existing slates had not. Inspection of the removed slates show that many had been rehung at least twice and were in a terribly friable state. The roofs had a mixture of blue and heather Welsh slates but they were laid randomly rather than to a pattern.

Sourcing the volume of new Welsh slates was not feasible and alternatives were discussed. The options of SSQ (Spanish) and the Glendyne were considered and the latter preferred for its colour and texture. Photos of the completed work show a uniform and tidy appearance, although taken in the wet so they look much darker than when dry.

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?	NA
(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): The work is already complete.

CONCLUSION

The proposed works, through the loss of historic fabric, would cause modest harm to the character and significance of the listed building as a whole, however, this is considered to be outweighed by the public benefits of the building's protection from the weather and the use of the most suitable slate available, in accordance with the aims of section 16 of the Act and the NPPF. The character and appearance of the conservation area would be preserved, in accordance with the aims of section 72 of the Act and the NPPF, as would the setting of the grade II listed buildings adjacent.

RECOMMENDATION:

That Listed Building Consent be APPROVED

Conditions

~~LB 3 years~~

Plans/docs