

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/00736
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	The Old Manor, The Square, Aldbourne, Marlborough, SN8 2DU
DESCRIPTION OF WORKS:	New development and alterations to ancillary buildings and associated works at The Old Manor, which include a new swimming pool, pool house, workshop building, garden rooms, tennis court, alterations to the Garage and Cottage and replacement side entrance gates and boundary wall.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The Old Manor is a grade II listed building dating from the mid-18th century, with early 19th century alterations. It is a high status, formal former Rectory within the village and set back behind a grand gated entrance and driveway. It is located within the Aldbourne Conservation Area.

The list description, for means of identification purposes only, is as follows:

Rectory, c1740 and early C19. Brick with slate roof. 2-storey and cellars. 9 x 1 bays, the centre 5 bays are the original C18 house. Central stair hall with flanking reception rooms, extended both ends by further reception rooms in identical style, left probably early C19 and right c1900. Service rooms in half basement. Central door up flight of 7 flaring steps with balustrade. Doric doorcase with 6-panelled door. 12-pane sashes within brick gauged flat arches, segmental arches to upper floor. Stone plat band. Rear elevation is stuccoed with alternate round headed sashes on first floor. C20 7-bay conservatory with flat roof and sliding glazed panels between columns extends much of length of elevation. Interior: Entrance hall with C20 black and white marble tiles. Open well stair with simple turned balusters. Main reception rooms have plastered cornice and 3 elaborate C18 marble and wood fireplaces, probably recently imported.

There are various buildings and boundary walls within the curtilage of the listed building, most of which pre-date the 1st July 1948, have been in the same ownership as the main house since the main house being added to the statutory list: these ancillary structures they fall under the listing protection of the main house, being considered to be curtilage listed.

PROPOSAL

The proposal seeks planning permission for 'New development and alterations to ancillary buildings and associated works at The Old Manor, which include a new swimming pool, pool

house, workshop building, garden rooms, tennis court, alterations to the Garage and Cottage and replacement side entrance gates and boundary wall.' To include;

- Demolition of Sarsen stone wall, existing greenhouse and re-siting of approved workshop/annexe building
- Swimming pool and pool house
- Alterations to garage building
- Vehicular entrance to side of site
- Alterations to cottage
- Tennis court
- Garden rooms

The application and accompanying application for planning permission are resubmissions of PL/2022/03945 and PL/2022/04113 which were granted but not implemented.

RELEVANT PLANNING HISTORY

PL/2022/03945 - Householder planning permission Decision - Approve with Conditions Date: 8/9/2022 – New development and alterations to ancillary buildings and associated works at The Old Manor, which include a new swimming pool, pool house, workshop building, garden rooms, tennis court, alterations to the garage and cottage and replacement side entrance
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PL/2022/04113 - Listed building consent Decision - Approve with Conditions Date: 8/9/2022 – New development and alterations to ancillary buildings and associated works at The Old Manor, which include a new swimming pool, pool house, workshop building, garden rooms, tennis court, alterations to the garage and cottage and replacement side entrance

PL/2026/00575 - Householder planning permission – New development and alterations to ancillary buildings and associated works at The Old Manor, which include a new swimming pool, pool house, workshop building, garden rooms, tennis court, alterations to the Garage and Cottage and replacement side entrance gates and boundary wall

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.

Section 14 of the NPPF addresses the challenge of climate change, flooding and coastal change.

Paragraph 167 advises that "Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights).

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).

Historic England's publication 'Traditional Windows – Their Care, Repair and Upgrading (2017)' encourages the retention of windows that contribute to the significance of listed buildings but sets also out their approach to the alteration/replacement of windows where this is acceptable in principle:

1. Where historic windows, whether original or later insertions, make a positive contribution to the significance of a listed building they should be retained and repaired where possible. If beyond repair they should be replaced with accurate copies.
2. Where historic windows have already been replaced with windows whose design follows historic patterns, these usually make a positive contribution to the significance of listed buildings. When they do, they should therefore be retained and repaired where possible. If beyond repair they should be replaced with accurate copies.
3. Where historic windows or replacement windows of historic pattern survive without historic glass it may be possible to introduce slim-profile double-glazing without harming the significance of the listed building. There are compatibility issues to consider as the introduction of double-glazing can require the renewal of the window frame to accommodate thicker glazing, thereby harming significance. These issues are covered in Section 4 of this guidance.
4. Where historic windows have been replaced with ones whose design does not follow historic patterns, these are unlikely to contribute to the significance of listed buildings. Replacing such windows with new windows of a sympathetic historic pattern, whether single-glazed or incorporating slim-profile double-glazing, may cause no additional harm. It also provides an opportunity to enhance the significance of the building, which is the desired outcome under national policy.

5. Where a new window or re-glazing is agreed, the reflective properties of secondary and double-glazing as compared to modern, polished single-glazing, do not usually harm the significance of the building. But when new multi-paned windows are proposed, the desirability of reproducing broken reflections by individually glazing each pane should be considered. Where the aesthetic value of the building is high, then the impact on the whole of the relevant elevation should be considered, including the desirability of accurately matching other windows.

Historic England Advice Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency, provides advice in support of consistent decision making on approaches to improve the energy efficiency and support carbon reduction of historic buildings, whilst conserving their significance.

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.

CONSULTATION RESPONSES

Archaeology: No objection

'While there is some recorded evidence for past activity within this site (stray finds of Romano-British and medieval coins), the locations of the proposed swimming pool, pool house, workshop building, garden rooms and tennis court are all located in areas heavily impacted by past modern development. It is unlikely therefore that ground works associated with these individual developments would impact any as-yet unrecorded archaeological features and/or deposits. I would therefore not wish to raise any archaeological issues in this instance.'

Conservation Officer: No objection

'The applications are for a renewal of listed building consent and planning permission, for various works and development, originally approved in 2022 (refs. PL/2022/04113 & PL/2022/03945): please refer to comments on the previous applications for the

Conservation Officer assessment of the proposals. The 2022 applications were themselves a combination of renewed consents/permissions, some of which were originally given permission in 2015, whilst also seeking some amendments to the earlier approvals.

The supporting information confirms that there are no changes to any of the separate elements from the previous approvals.

As the applications are a renewal of consents, and the previous scheme was supported by the Conservation Team, as there have not been any significant changes in legislation that may otherwise alter the Council's assessment of the proposals, there are no concerns over the re-approval of the application(s). This is subject to conditions on the previous decision notices being carried over to the relevant new decision notices.'

Parish Council: No objection

'The comments made by the Planning Committee on application PL/2022/03945 from 2022 in relation to the ensuring the protection of the Category A Wellington tree remain the same. There is no mention of floodlighting for the tennis court. It is presumed that any such lighting would be subject to the planning process, should they be required.'

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.

1 comment has been received concerned with potential construction noise from the site.

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.

A full suite of plans including a heritage and design and access statement were provided.

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 its former use as a rectory, architectural form, building type vernacular materials and features of interest such as the bays and windows referred to in the listing....

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.

As discussed above, the applications are resubmissions of PL/2022/03945 and PL/2022/04113 which were granted but not implemented. These applications in turn were resubmissions and alterations of previous applications.

The Councils' Conservation Officer has offered no objection to the proposals, being a resubmission of previously approved applications, and refers to their previous comments set out below.

'Demolition of Sarsen stone wall, existing greenhouse and re-siting of approved workshop/annexe building:

The demolition and rebuilding of this wall as the rear elevation of the proposed studio building was approved under application refs. 15/04147/LBC & 15/00713/FUL. The current proposals seek to purely demolish this wall and not reinstate it. The buildings that existed on the north side of the wall has been demolished and gravel surface treatment provided where the concrete slab bases were: therefore, the applications to demolish this wall have already been implemented, as the structure that was in this location no longer exists.

The removal of this greenhouse has also already been approved under these previous applications. My previous comments on this building were as follows:

'The existing studio appears to have originally been a lean-to greenhouse within the grounds of the Old Rectory, using an historic Sarsen stone and brick boundary wall as its rear elevation, but it is not considered to be of any particular architectural or historic interest. Finer examples from the period survive and therefore there are no concerns over the proposed alterations.'

There were no objections to the demolition of the greenhouse as it was of no particular interest, having been substantially altered, and possibly rebuilt, in the latter part of the 20th century.

The pertinent question is therefore whether there is any harm to the setting of the listed building if this boundary wall was not reinstated.

The previous applications were approved based on the knowledge that this historic wall was to be rebuilt on the existing footprint. The wall is evidenced on historic maps and formed an enclosure to the private gardens to the south of it, at the same time providing structure and screening to service buildings that run along the southern side of the wall, including the greenhouse.

The main entrance from the north off the main road was a very formal approach to this high-status house, and the focus of the approach was the building's frontage. Outbuildings and service buildings were shielded from view with the use of boundary walls within the site, which were

utilised as part elevations of the buildings themselves. The formal experience of the approach to the principal façade is therefore an important part of the building's interest and setting.

The section of wall in question is not a boundary wall to a historic walled garden, which would be an important feature in its own right. The historic walls that provide a sense of enclosure of less formal, service areas and outbuildings that were ancillary to the running of the main house, a typical set up and distinction between the hierarchy of space, use and social class of the 18th and

19th centuries, into the early 20th century. They are evidence of an important part of social history associated with this former Rectory, and although there have been alterations to the walls and buildings (including some loss) the sense of division of the space between formal and service provide important context to the history of the site.

This existing gateway and walling to that extends north will remain and this aids the separation of the spaces within the site. The section of wall between the gate pier and house has at some point been lost, which is a shame, as there is no guarantee that the hedging that currently exists along the line of the historic wall will remain: it currently acts as screen as per the historic situation that existed here.

The existing wall, gateway and hedging that form a visual and physical screen to the historic service area will remain, which goes some way to still providing that sense of enclosure that is an important part of the building's social interest. As a sense of enclosure will still be retained, whilst taking into account that previous approvals have allowed the wall to be rebuilt (hence losing historic fabric), along with the fact the wall does not form an historic walled garden, the permanent removal of the wall from this location is unlikely to cause harm to the designated heritage asset or its setting. The resiting of workshop building will still provide this sense of enclosure to the garden area, and as a result, there are no objections to the proposed changes to the previously approved plans.

Swimming pool and pool house:

A swimming pool and pool house have been previously approved under applications 15/04147/LBC & 15/00713/FUL, although the current applications seek amendments to these approved applications, relating to the slight re-siting of the both the swimming pool and pool house within the site. There will not be any additional impact of these revised locations on the listed building's setting than the approved scheme will have had.

Garage:

Alterations to this garage building were approved under applications 15/04147/LBC & 15/00713/FUL, although the current proposals seek amendments to the approved applications. Previous comments were as follows:

An internal inspection of this building confirmed that it is older than the outward appearance would have you believe. It is probably mid-to-late 19th century, of timber construction, with later 20th century alterations to accommodate garaging for four vehicles. The addition of the clock tower along the ridgeline is not particularly in character with the origins of the building however it cannot

be regarded as an objectionable feature. Overall, the proposals do not intend to significantly alter the main structure, just the frontage to improve its appearance, to which there are no objections.

The approved scheme has been amended to install solar panels on the roof: solar panels often have a visual impact on a building, so limiting their use to a garage building, which is not prominent within the curtilage, seems to be an ideal opportunity to consider the use renewable energy resources, such as solar panels. This outbuilding could take the addition of raised panels without having a negative visual impact on the setting of the listed building. Obviously, there is a visual impact on this curtilage listed outbuilding, but the benefits outweigh the harm considering its discreet location within this site.

Vehicular entrance to side of site:

Alterations to this gateway entrance were approved under previous applications.

Cottage:

Various works to this curtilage-listed outbuilding was approved in 2016 (refs. 15/12263/LBC & 16/01363/FUL). The submitted proposed plans is the same as approved in 2016 and therefore this element of the application appears to be a renewal of consents – any conditions on the decision notice relating to this building should be mirrored on any forthcoming decision notices.

Tennis court and two garden rooms:

These were approved in 2017 (ref. 17/09652/FUL) and the current plans do not appear to amend the approved scheme. Having checked the history of the 2017 application, Conservation was not consulted on the application, although considering the approval there is little point in providing comments, as the situation does not appear to have changed.

Summary & Conclusion (Conservation Officer):

The proposals have had previous permissions since 2015: some of these permissions have already been implemented, such as the demolition of the workshop/outbuilding that abutted the Sarsen wall.

Some of the permissions have expired and there are no concerns over these being approved again from a conservation viewpoint. The main changes are the permanent removal of the Sarsen boundary wall (as opposed to its rebuilding) and the additional solar panels to the existing garage building.

Conditions should mirror those on previous permissions and should include all materials (inc. natural slate), brick bond, joinery details/timber joinery, metal rainwater goods, conservation rooflights etc and apply to all outbuildings, although both requirements may need to be on both LBC and FUL decision notices, as those on the LBC will not cover the new buildings/structures. In addition, the removal of the solar panels should also be conditioned, as per the guidance from Historic England, should they become redundant, irreparable or obsolete, within 3 months of their last use”.

Summary

Harm has been identified (less than substantial and towards the lower end) primarily due to the Change in the setting of the listed building. That harm is considered to be less than substantial and at the very minor end of the scale with other works being considered neutral or negligible. No wider public benefits associated with development/works taking place have been advanced within the submission. However, it is clear that they will enhance use of the property as a modern dwellinghouse into the future, thereby securing its optimum viable use. To that extent, the proposals are considered to constitute a public benefit, albeit one of relatively little weight.

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?	N
(b)	If yes, has a protected species survey been submitted?	n/a
(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?	n/a

Other matters

Comments have been received concerned with the potential for noise and disturbance through the construction period. The applications are for householder and listed building consent and a construction method statement is considered unnecessary however an informative is recommended advising the applicants of guidance and suggested hours for noisy construction activities.

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.

The building is a listed heritage asset which it is desirable to preserve together with its setting and any other features of interest which it may possess. Subject to the imposition of planning conditions the proposed development and works are considered to cause only limited (less than substantial) harm to the significance of the heritage asset at the very minor end of the spectrum. That harm would be outweighed by the limited public benefit of securing the optimal viable use of the building.

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

1) The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

*1321/02_204A Cottage – existing
1321/02_205A Cottage - proposed
2111/03_001 Proposed site/roof plan and location plan
2111/03_002 Proposed pool house, wall and gates
2111/03_003 Garage building - Existing
2111/03_004 Garage building - Proposed
2111/03_005 Studio building - Existing
2111/03_006 Work shop building - Proposed
2111/03_007 Proposed tennis court and garden rooms
2111/4_01 - Design and Access Statement
844-01 RevB The Old Manor TPP A1*

Received 27.01.26

Arboricultural Survey, Impact Assessment/Arboricultural Method Statement Ref: AIA AMS 06898 2026 0.2,

Tree Protection Plan Ref: 06898 2026 0.2, prepared by Duckworths Arboriculture Ltd

Received 03.03.26

3) All new or replacement rainwater goods shall be of cast metal construction with a painted finish. They shall be maintained as such in perpetuity.

REASON: In the interests of visual amenity and preserving the character and appearance of the listed building and its setting.

4) The rooflights hereby approved shall be of the 'conservation' type with a single vertical glazing bar and mounted flush with the roof slope.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

5) No windows or doors shall be installed on site until details of all new external window and door joinery and have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a

scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and preserving the character and appearance of the listed building and its setting.

6) The external brickwork for the development hereby permitted shall be constructed to match that of the existing building in terms of its colour, texture, face bond, size, jointing and pointing.

REASON: In the interests of visual amenity and the character and appearance of the area.

7) No development shall commence on site above ground floor slab level until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and preserving the character and appearance of the listed building and its setting.

8) No external stonework shall be constructed on site, until a sample panel of stonework, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

REASON: In the interests of visual amenity and the character and preserving the character and appearance of the listed building and its setting.

9) The photovoltaic panels hereby approved shall be removed within 3 months of them no longer being needed for microgeneration purposes and within 3 months of their removal, the roof slopes and the surface of the building shall be made good to its appearance at the time immediately before the panels first installation.

REASON: In the interests of the visual amenity of the listed building and the Aldbourne Conservation Area.

10) No All new partition walls hereby approved shall be scribed around existing features.

REASON: To preserve the special interest of the listed building and its fabric.

11) No works in relation to the construction and insertion of the new dormer windows hereby approved shall be undertaken until full details (including joinery details and sections) of the new windows and associated works to the roof structure have been submitted to and approved in writing by the local planning authority. The works shall be undertaken in accordance with the approved details.

REASON: To preserve the special interest of the listed building and its fabric

Informative

Applicants should be mindful that the impact on neighbours extends beyond the design stage into the construction phase. Reasonable steps should be taken to:

*Restrict noisy works to appropriate daytime hours
Minimise dust, vibration, and general disturbance*

*Maintain safe and unobstructed access for neighbouring properties
Keep neighbours informed of key stages and anticipated duration of works*

Providing a point of contact for queries or concerns during construction is considered good practice.

It is recommended that site managers and builders contact local residents if there are particular noisy activities planned and provide a contact number to report noise problems.

We would recommend that noisy construction site activities are undertaken Monday to Friday 8am to 6pm and Saturday 8am to 1pm with no working on Sundays and Bank holidays. This does not prevent quiet activities such as painting happening outside these hours.