

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/03187
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Swallowcliffe Manor, Swallowcliffe, Salisbury, SP3 5PB
DESCRIPTION OF WORKS:	External and internal alterations to create a new porch, adjust the arrangement of rooms on the ground floor, address damp and water ingress in other parts of the Manor House
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT



Swallowcliffe Manor is a grade II listed building. The list entry reads as follows:

'Detached house. Mid C17 with extensive additions of c1905 by Cavendish family. Dressed limestone with some ashlar, tiled roof, with stone slates to eaves, ashlar stacks with moulded cappings. T-plan C17 build with additions to north. Two storeys and attic, 7-window entrance front. Tudor-arched doorway in early C20 two-storey porch to left with 2 and 3-light ovolo-mullioned windows and continuous string course, Dutch-style gable. C20 range to right has 2-light and 3-light ovolo-mullioned windows, the ground floor with hoodmoulds, two large external stacks surmounted by groups of square stacks, attic dormers with leaded casements. To left of C20 range is mid C17 build with 4-light mullioned and transomed windows to ground and first floors, 3-light hollow-chamfered mullioned window to attic, string courses, coped verges to gable ends. Front, formerly rear, of this range has two 1-light hollow-chamfered lights and two large external stacks with coped gablets and ashlar stacks, first floor has 4-light mullioned and transomed window.

Rear has 4-light mullioned and transomed windows to ground and first floors. Cross wing has similar windows; the west gable on garden front having 3-light mullioned and transomed windows with hoodmoulds, coped verges with kneelers. Garden front of C20 range has lean-to porch to right of single-storey extension in same style, main range has two slightly projecting 3-storey gables with 2-light and 3-light chamfered-mullioned windows, 2-light mullioned windows between. Return of this range has external stack and 2-light ovolo-mullioned windows. Interior mostly dates from early C20 with oak C17-style stairs, Tudor-arched stone fireplaces with brick backs. C17 range refitted early C20, but retains original square-headed stone fireplace with ovolo-moulded lintel and jambs with stops. Datestone incised with date 1647 in first floor room of C17 range, said to have been plastered over in 1980s.'

It is within the Swallowcliffe conservation area.

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 ...

A medium sized country house set in a generous plot. It is constructed from a local stone and evidences different periods of development through its architecture and floorplan. The alterations in the 20th century for the Cavendish family (ie the kitchen areas) and also the Conrad Bird Wilcox changes (c1930s) are of interest, evidencing how Edwardian country houses functioned.

RELEVANT PLANNING HISTORY

Proposal / Summary
19/00007/ENF - Commencement of development before discharge of conditions 4 and 5 - 14/11810/FUL - Swallowcliffe Manor Swallowcliffe Salisbury Wiltshire SP3 5PB –
S/2004/0828 - Work to Trees in a Cons Area Decision - Approved Date: 18/5/2004 – FELL 3 LAWSONIANA TREES

S/1993/1734 - Work to Trees in a Cons Area Decision - Approve with Conditions Date: 21/1/1994 – TO PRUNE 1 SYCAMORE, 1 TREE OF HEAVEN, 2 SWEET CHESTNUT AND 1 ASH TREE
PE/2010/0548 - Pre-Application enquiry – WORKS TO GRADE II HOUSE, PER APP ADVICE
S/1995/0513 - Full planning permission Decision - Approve with Conditions Date: 19/5/1995 – Extension to garage
S/1997/1192 - Work to Trees in a Cons Area Decision - Approved Date: 9/9/1997 – To fell five Norway Spruce and prune a number of Thuja trees
13/04109/FUL - Full planning permission Decision - Withdrawn Date: 8/11/2013 – Installation of ground mounted solar panels
14/11810/FUL - Full planning permission Decision - Refused Date: 27/7/2015 – Installation of 42 solar panels (ground mounted)
S/2006/0144 - Work to Trees in a Cons Area Decision - Approved Date: 15/3/2006 – AILANTHUS - FELL
PE/2012/0164 - Pre-Application enquiry – Re -Ordering ground floor of Edwardian service wing
15/10087/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 9/11/2015 – T10 - Acer tree - crown reduce by approx 12ft (all other trees included in this Notification are outside of Swallowcliffe Conservation Area)
17/05070/DDD - Dead Die and Dangerous Decision - DD Decision Letter Date: 25/5/2017 – Remove dead Willow tree
17/01263/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 13/3/2017 – Remove 4 Sycamore trees from hedgerows and crown raise other trees to 4m
13/01179/PREAPP - Pre-Application enquiry Decision - Pre-App Response Date: 6/9/2013 – Discuss options of energy efficiency measures including renewable energy technologies most appropriate for site (listed building).
19/01087/DOC - Approval of details reserved by a condition Decision - Approved Date: 28/2/2019 – Discharge of Condition 4 of planning appeal APP/Y3940/W/15/3138628 (Associated planning application 14/11810/FUL)
ENQ/2025/00791 - Pre-Application enquiry Decision - Pre-App Response Date: 31/7/2025 – Enhancement of house with renewable heating systems, and minor internal and external changes from the extant Listed Building Consent to Swallowcliffe Manor.
PL/2021/07716 - Householder planning permission Decision - Approve with Conditions Date: 4/1/2022 – Application for internal alterations and external reparation works, including the insertion of 4 sets of French doors.
PL/2021/08104 - Listed building consent Decision - Approve with Conditions Date: 4/1/2022 – Listed Building Application for internal alterations and external reparation works, including the insertion of 4 sets of French doors.
PL/2026/03187 - Listed building consent (Alt/Ext) – External and internal alterations to create a new porch, adjust the arrangement of rooms on the ground floor, address damp and water ingress in other parts of the Manor House

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 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 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 impact of the proposals on the Swallowcliffe conservation area.

CONSULTATION RESPONSES

Swallowcliffe Parish Council: support

Historic England: no comment

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.

No comments were received.

PROPOSALS IN MORE DETAIL

From the Design, Access and Heritage statement:

'Generally the proposals initially included the following items;

- *Installation of modest lead roofed porch to the north wing rear entrance,*
- *Updated layout to the ground floor kitchen area including wall and floor alterations,*
- *Careful remedial works to the later west wing to address dampness to external walls, using traditional techniques,*
- *Removal of concrete flooring in lieu of limecrete to enable the building fabric to breathe, finished in local stone on the ground floor as a more suitable material compared to existing concrete tiles..*
- *Addressing rotting timbers to the basement ceiling,.*
- *Addressing inadequately insulated fabric to the basement staircase with breathable insulated linings,*
- *Installation of underfloor heating to certain areas of the manor house, to provide sustainable low temperature heating from the air source heat pumps, with the*

introduction of local stone to the ground floor and re-using all existing timber floorboards elsewhere',

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.

The application was supported by a Heritage, Design and Access statement which was sufficient to assess the impact of the proposals. However, 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.

OFFICER ASSESSMENT

External proposals

Installation of modest lead roofed porch to the north wing rear entrance – no objection

Careful remedial works to the later west wing to address dampness to external walls, using traditional techniques – no objection (in interests of 'health' of the building)

Ground floor

Updated layout to the ground floor kitchen area including wall and floor alterations,

Consent has recently been granted for works in this area but there are differences to what is now being proposed. The most significance is that they are now proposing the integration of the utility room, as well as the pantry, into the enlarged kitchen. As such, there is an erosion of the cellular plan of this former servant's area. However, they are not now proposing to alter the servants staircase and they do retain more of the central corridor. As such, on balance, the proposals are considered acceptable, particularly in recognition that it is not unreasonable that a house of this character and scale requires, in the 21st century, a large modern kitchen.

The removal of the concrete flooring (witnessed at site to be a very dark colour and concrete) in lieu of limecrete and stone flags would be an enhancement. A condition requiring approval of the choice of stone will be suggested.

Basement

At pre-application I said:

On the basis that it is only taken up to the window cill level, and does not conceal the match boarding, I have no objection.

The agent has confirmed that there is no match boarding.

Addressing rotting timbers to the basement ceiling

At preapplication stage I encouraged they commission a report from an accredited structural engineer. This has yet to be done and as such, will be a condition of any decision.

Installation of underfloor heating to certain areas of the manor house (first floor), to provide sustainable low temperature heating from the air source heat pumps, with the introduction of local stone to the ground floor and re-using all existing timber floorboards elsewhere.

No objection subject to a condition requiring the floorboards to be numbered and relaid.

In respect of the proposed new laundry room, this is within the former sewing room (CBW period of work). Suggest a condition for treatment of the surfaces.

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 212-221 of the National Planning Policy Framework (NPPF), and relevant local heritage policies and guidance.

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?	
(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?	

CONCLUSION

The works are largely modest in nature. The most significant changes are in respect of the ground floor 'servants' area'. Unsurprisingly, the existing kitchen is considered too small in relation to the scale of the other rooms. A previous application also sought amendments in this area. The current proposals do erode some of the 'behind the green baize door' character as a result of combining three smaller rooms into one to form a kitchen, however, it is recognised that much more time is spent in the kitchen than ever before and it is not an unreasonable expectation to require larger more flexible spaces.

General repairs are also proposed which is welcomed.

The overall impact of the proposals on heritage assets will be neutral/slight positive. On this basis no specific justification is required however it is considered the works will assist in securing the future use of a heritage asset in support of its long-term conservation. The requirements of current conservation legislation, policy or guidance are considered to be met.

There will be no impact on the Swallowcliffe conservation area.

RECOMMENDATION:

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

1. Standard 3 years LBC
2. Basement: a structural engineer's report is required to assess the condition of the ground floor joists (basement ceiling), together with a drawing or annotated photograph to identify those joists needing repair/replacement, as well as a proposed methodology for their repair, to be submitted to the LPA for approval in writing prior to this element of work commencing on site.
3. Details of new double-doors to study G30
4. Details of new door for corridor (ground floor)
5. Floor of the cupboard G16 to retain existing quarry tile flooring
6. New stone flag flooring to be approved
7. Cellar walls are not to be lined out aside from that approved in respect of cellar B01.
8. The first floor floorboards will be numbered and carefully lifted to be reinstalled in the same location following the installation of the underfloor heating. The underfloor heating pipework will run alongside the joists.
9. Before any works are undertaken to the proposed laundry room (F10), details of how the walls and ceilings will be treated will be provided.
10. Plans

Location plan S-1761-004 b

Site plan PL-1761-020 c

Existing elevations S-1761-015 A

Proposed elevations PL-1761-026 B

Existing basement plan S-1761-010 A

Proposed basement plan PL-1761-021 A

Existing ground floor plan S-1761-011 A

Ground floor demolitions PL-1761-032

Proposed ground floor PL-1761-022 G

Proposed ground floor flagstone layout PL-1761-028 KITCHEN AREA ONLY

Existing first floor plan S-1761-012 A

Proposed first floor demolitions plan PL-1761-033

Proposed first floor plan PL-1761-023 D INCLUDES UF HEATING AT 1st FLOOR

Existing second floor plan S-1761-013 A

Existing second floor demolitions plan PL-1761-034 A

Proposed second floor plan PL-1761-024 C

Existing roof plan S-1761-014 A

Proposed roof plan PL-1761-025 B

Existing sections (1&2) S-1761-017 A

Existing sections (3&4) S-1761-018 A