Wiltshire Council

Wiltshire Council Planning Consultation Response

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Wiltshire Council Conservation (South and West)

Officer's Name: Kate Clements
Officer's Title: Planning Officer

Application No: PL/2026/05891 LBC and PL/2026/05596 PP
The Manor House, Alvediston
Removal of existing kitchen extension to replace with new extension

Please find following comments in respect of the above application(s).

Recommendations:

	Support in principle subject to amendments to the scheme (as set out below)
x	Support subject to conditions (as set out below)
	Object (for reasons set out below)
	No objections

Scope of comments: the following comments relate to the built historic environment.

National Policy and guidance:
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. Sections 16 (LBC) and 66 (PP) require 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.

The NPPF (August 2026) sets out Government planning policy for England. Chapter 20, *Conserving and enhancing the historic environment*, recognises heritage assets as an irreplaceable resource. Heritage assets should be conserved in a manner appropriate to their significance, with harm avoided unless there is a clear and convincing justification. Decision-makers are required to apply a balanced approach, giving substantial weight to the conservation of heritage assets and weighing any harm to significance against the public benefits of the proposal.

Chapter 5 of the NPPF sets out policies for "Meeting the challenge of climate change" and gives substantial weight to the benefits of improving the energy efficiency of existing buildings and/or drawing energy from district heat networks, renewable and low carbon sources (including through the 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's Conservation Principles, Policies and Guidance (2008) provides policy and guidance for the "sustainable management of the historic environment". Additional guidance on the application of policies set out in the NPPF is contained within their publications:

- Historic Environment Good Practice Planning Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment (2015)
- Historic Environment Good Practice Planning Advice Note 3 – The Setting of Heritage Assets 2nd edition (2017)
- Historic England Advice Note 2 – Making changes to Heritage Assets (2025)
- Historic England Advice Note 18 – Adapting Historic Buildings for Energy and Carbon Efficiency (2026)
- Traditional Windows: their care, repair and upgrading (2017)

The following points are taken from the Historic England document "The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3" (HE GPA3) that are considered to be particularly relevant:

HE GPA3 Part 1:
"The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset."

"The extent and importance of setting is often expressed by reference to visual considerations. …views of or from an asset will play an important part…"

"While setting can be mapped in the context of an individual application or proposal, it cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset. This is because the surroundings of a heritage asset will change over time."

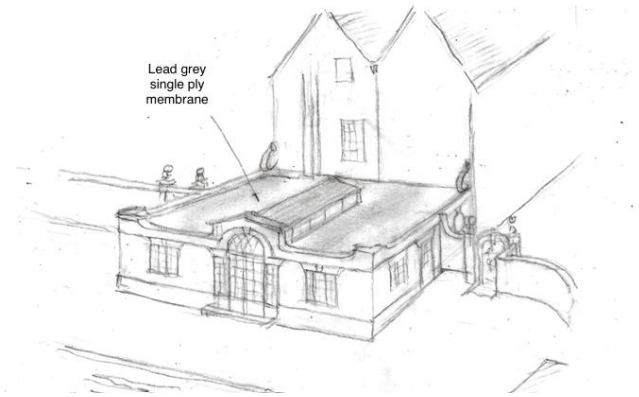
"The importance lies in what the setting contributes to the significance of the heritage asset or to the ability to appreciate that significance."

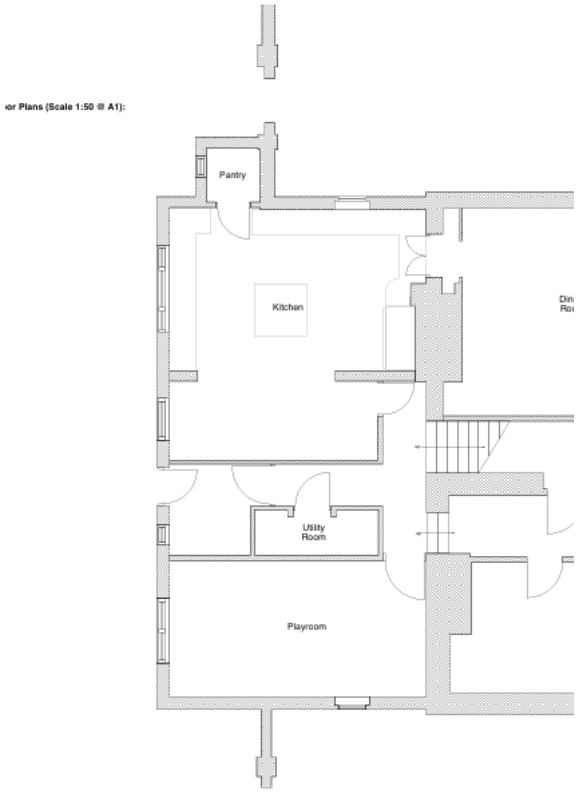
Local Policy:
The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance."

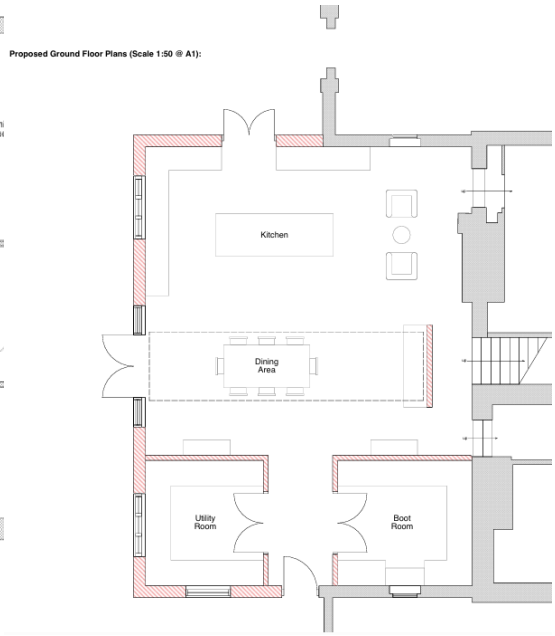
Wiltshire Council's Core Strategy Policy CP57 'Ensuring high quality design and place shaping': A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

Proposal:

The application is for the demolition of an existing single-storey extension against the northern side of the house and its replacement with a larger single-storey flat-roofed extension.







I can't see any reference to proposed materials (aside from the roof which will be a ply membrane). I do question the appropriateness of a ply membrane on top of the lantern light – potentially visible above the wall? Although the house and extension are set back from the road behind a wall so probably not an issue.

Actually the proposed detailing is set out in more detail in the heritage consultant's report:

6.2 The replacement structure would be built in red brick to match the existing, but unlike the current building it would be in Flemish bond (matching the house) and would incorporate a projecting plinth course and string course, and rubbed and gauged brick arches and keystones like the ones in the adjacent summerhouse (see image below. The flat roof would be covered in an insulated single-ply membrane in lead grey colour. This would be set behind a parapet with swept ends and topped with coping stones. The flat roof would incorporate a rectangular-shaped lantern light having a pitched roof covered in matching single-ply membrane. The north elevation would be symmetrical, having glazed double doors with side-lights and a Gothick style fanlight, with one three-light timber slim-profile double-glazed casement window to left and right. There would be a pediment over the doorway. The rainwater goods (i.e., the proposed downpipes) would be formed in cast metal. The drainage would remain unaltered.

Issues: impact on the listed building, impact on the setting of neighbouring listed buildings.

Information considered/provided:

Policy HE5 of the NPPF requires applicants to assess the significance of any heritage assets affected by a proposal, including the contribution made by their setting, and to identify the likely effects of the development on that significance. Sufficient information should be provided to enable a clear understanding of the significance of the heritage asset and its setting, and the impact of the proposal upon it.

Decision-makers must be satisfied that assessments accurately reflect the effects on heritage assets caused by development proposals and in this case the applications are accompanied by a "Heritage Statement' provided by a heritage professional with IHBC accreditation which provides sufficient information to understand the impact of the proposals and is proportionate to their scope. The requirements of the NPPF are therefore met in this respect.

Significance of assets and contribution of setting:
The NPPF defines significance 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 assesses significance in a similar manner, referring to evidential, historic, aesthetic and communal values of a place.

The interest of a building may be architectural, or historic as set out in the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 S 1.

In this case the significance, as assessed by the agent, lies with……

Architectural Interest
• Alvediston Manor represents a good example of a handsome 18th century high-status house
• The building's scale, formal architecture and quality of detail are indicative of its status within the village and suggest the overseeing of a large landholding
• The manor house is noted for being built of brick in an area where most buildings are made of stone, setting it apart from the lower status vernacular village houses
• Although extensively altered in the 1980s, the building retains many original features, such as the distinctive shell hood over the main entrance

Historic Interest
• The manor house was the final home of Sir Anthony Eden, 1st Earl of Avon and Prime Minister (1955–1957)
• Eden was buried in the churchyard, and the church features a bas-relief portrait of him, enhancing the historic associations of the manor and church

Contribution Made by Setting
• The position of the manor house within the rural landscape and the proximity of the house to the church contribute to an appreciation of the building's historic function and associations
• The brick boundary walls and the former stable and carriage house contribute to the group value and setting of the house

Significance of the C.1950 Extension

- The single-storey flat-roofed extension was constructed c.1950 and altered internally in 1984 and is of little architectural or historic merit. While the brickwork incorporates dark bricks and lime mortar that blends with the original north wall of the house, the Crittal windows, concrete lintels, concrete cills and bitumen flat roof are mass-produced elements that jar with the fine architecture of the house.
- The structure is set in a position of low prominence within the north garden and is screened from the front and rear of the house by the tall, brick garden walls where it has a limited impact on the setting of the house.
- The flat roof of the structure is set down from the parapets on the east and west facades. The extension is poorly insulated making for inadequate living conditions within the kitchen. The Crittal windows are badly fitting, draughty and suffer from condensation.
- The flank walls adjacent to the house are prominent from the front and rear of the main house and feature attractive brickwork and oeil-de-boeuf windows.

Fig.6 Single-storey flat-roofed extension on the northern end of the house – note the Crittal windows with concrete lintels and cills

Assessment:

The existing extension is not of special interest. The proposals relate only to this later extension (ie there is no change to the openings that connect the original house to the extension).

I consider that the proposals (which were the subject of pre-application discussions) will potentially enhance the setting of the listed house.

Summary & conclusion:

The NPPF confirms that when considering the potential impact of a development proposal on the significance of a designated heritage asset, substantial 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 will be a matter of considerable importance and weight which requires clear and convincing justification.

In this case the proposals will have no effect on the significance of the heritage asset. 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.

Suggested conditions

That the windows/doors will be timber and details to be provided;
Extension shall be constructed in a brick bond to match that of the house (unless otherwise agreed);
Schedule of proposed materials prior to the commencement of work.