

CASE OFFICER'S REPORT

Application Reference: 19/10076/LBC
Date of Inspection: 6/12/19
Date site notice posted: 6/12/19
Date of press notice: 6/12/19

SITE ADDRESS: 63 Martins Lane, Keevil, Wiltshire, BA14 6NA
PROPOSAL: Demolition of brickwork to gable end chimney stack, rebuilding of stack with increased height. Fitting of traditional log burner in fireplace.

POLICIES

Wiltshire Core Strategy Policies CP57 and CP58
National Planning Policy Framework

CONSULTATION RESPONSES

Parish Council – No objections

REPRESENTATIONS

No comments received.

ASSESSMENT

Above the various tiers of planning policy and guidance is the over-arching statutory requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 to give special regard to the “desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses” (s16).

Paragraph 193 of the NPPF states 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. ... This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

Paragraph 194 of the NPPF states that “Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction...), should require clear and convincing justification.”

Core Policy 57 of the Wiltshire Core Strategy states: “A high standard of design is required in all new developments, including extensions... Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through... being sympathetic to and conserving historic buildings”

Core Policy 58 of the Wiltshire Core Strategy echoes the above national policy in seeking the protection, conservation and, where possible, enhancement of heritage assets.

This is a Grade II listed building in Keevil, the end property of a terrace of three thatched cottages.

The significance of the property lies in the historic timber frame and other historic fabric and character that this gives the building.

The proposal is to rebuild and extend the gable chimney to meet with the current safety regulations for working chimneys on a thatched building. The proposal is to then install a wood burning stove in the fireplace.

The wood burning stove would not result in any impact on the historic character of the listed building.

The existing chimney is modern, probably dating from the 1980s, and the proposal to rebuild this with more appropriate brickwork is welcome as an enhancement to the character of the listed building. No historic fabric would be harmed by this work, but there may be some disturbance which should be repaired in a like-for-like manner.

The extension of the chimney to increase its height and add a chimney pot would be more in keeping with the historic character of the listed building. A more traditional chimney would better suit the historic character of this listed building and one that would aesthetically fit with the property and the wider terrace.

CONCLUSION

For the above reasons the scheme would result in no harm to the character or fabric of the listed building.

RECOMMENDATION:

Approve