

Date of Meeting	05 February 2015
Application Number	14/04488/LBC
Site Address	Orchard House, Stratford Road, Stratford Sub Castle, Salisbury, Wiltshire, SP1 3LG
Proposal	Listed building consent for alterations and extension to Orchard House to facilitate change of use to single dwelling house. Works include the demolition of modern extensions, internal and external alterations, a single storey side and rear extension and alterations to the listed railing and front boundary wall
Applicant	Mr Andrew Uwins
Town/Parish Council	Salisbury City
Ward	St Francis and Stratford
Grid Ref	413369 132019
Type of application	Listed Building Consent
Case Officer	Andrew Guest

Reason for the application being considered by the Committee

This is the listed building consent application which accompanies planning application no. 14/04486/FUL. The application is before the Committee in view of the connection with the planning application.

Purpose of Report

To consider the recommendation of the Area Development Manager (South) to **APPROVE listed building consent, subject to conditions.**

1. Report Summary

The issue to be considered in this case is the impact of the proposal on the listed buildings.

2. Site Description

The 0.82 ha application site lies on the west side of Stratford Road. It is occupied by a former care home (currently vacant) and associated development (including a workshop and staff house), with open land to the rear. The main care home is Listed grade II, and the workshop building is listed by association. Independently Listed grade II are the walls and railings defining the front boundary with Stratford Road.

3. Relevant planning history

There is no relevant planning history.

4. The Proposal

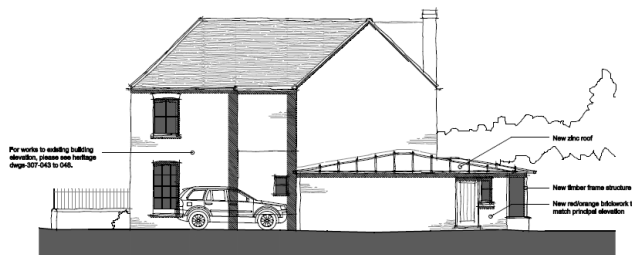
The proposal is to demolish later additions to Orchard House and erect a new smaller extension, and restore the building, to facilitate re-use as a single dwellinghouse. It is also proposed to convert the workshop to ancillary residential accommodation serving a new house (unit 5) to be erected alongside.

The proposal is to also demolish a section of the front boundary wall and make good, to allow a realigned access to the site to be formed; and to extend another section of front boundary wall across the existing access.

The proposals are part of a bigger scheme to re-develop the entire site for residential purposes (planning application 14/04486/FUL). The application is accompanied by a detailed Heritage Statement.



01 PROPOSED EAST ELEVATION
E100



02 PROPOSED WEST ELEVATION
E100



01 PROPOSED NORTH ELEVATION
E100



02 PROPOSED SOUTH ELEVATION
E100

5. Planning Policy

Wiltshire Core Strategy

CP58 (Ensuring the Conservation of the Historic Environment)

NPPF

Paragraphs 17, 126, 128-129, 131-134, 136

Paragraph 17 in particular states that planning should *conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.*

6. Summary of Consultation Responses

Salisbury City Council: Supports the application subject to conditions.

WC Conservation: no objection.

Orchard House is a grade II listed building within the Stratford Conservation Area. The dwarf wall and railings at the roadside are also listed grade II in their own right: the works of alteration involve a proportion of demolition of a principal listed building. The outbuilding to the north of the house is also protected by virtue of curtilage listing.

The elements of Orchard House for demolition are rather nondescript mid-C20 additions that add nothing of quality or interest to its character and significance. Their loss is therefore un-troubling. Works detailed on the drawings show appropriate repairs to the historic part of the building – especially to joinery. The additions to Orchard House are limited to a single garage and a garden room at its south-western corner.

Proposed alterations to the outbuilding are minimal, an unroofed arbour linking it to unit 5. The location of the new dwellings would cause no net harm to the setting of the listed building nor the conservation area; they would be barely visible from the street, and in longer distance views across the valley the development would sit comfortably alongside the modern cul-de-sac to the north of the site.

Although there is a detailed heritage statement, there is little on the method for partial demolition and reconstruction of the roadside railings and so a method statement is required for this, showing where and how the railings will be separated, and connected to matching new work; and a detailed record (prior to commencement) produced by a professional archaeologist/building recorder for submission to the HER.

7. Publicity

The application was advertised by site/press notices.

8. Planning Considerations

Policy background

The Planning (Listed Buildings and Conservations Areas) Act 1990 states that *in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*

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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional.*

Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

The NPPF provides a test for assessing harm in relation to designated heritage assets: *Where the application will lead to substantial harm or total loss of significance, local planning authorities should refuse consent; where development will lead to less than substantial harm... the public benefits should be weighed against the loss.*

The PPG provides guidance in respect of the meaning of 'public benefits'. It states -

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework..... Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

Public benefits may include heritage benefits, such as:

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *reducing or removing risks to a heritage asset*
- *securing the optimum viable use of a heritage asset in support of its long term conservation*

The proposal

The proposal in this case involves the demolition of sections of Orchard House at its rear, the erection of a small extension, and the conversion of the resulting building to

a dwelling. As part of the conversion the building would be refurbished. It is also proposed to convert the workshop building and alter the front boundary wall.

Beginning with Orchard House itself, the parts of the building proposed to be demolished are later additions which do not have any historic or architectural significance. As the Heritage Statement accompanying application points out, the demolition of the extensions would mean that the remaining listed building would comprise its original 18th and 19th century footprint and form prior to the later extensions, which is a positive outcome. The proposed new extension to the house is modest in scale and respectful of the original buildings character and form.

The refurbishment of the retained parts of Orchard House is necessary in view of its many years in institutional use. The Heritage Statement states that the proposal to use Orchard House as a single dwelling offers the opportunity to reinstate much of the original historic and architectural character of the building, and that the most appropriate use for any historic building is that for which it was originally built in any event. These conclusions are agreed, and it is considered that the proposal would secure the optimum viable use of the asset in support of its long term conservation, in accordance with the NPPF and PPG.

Regarding the workshop building in the grounds, it would be refurbished and incorporated as ancillary accommodation into one of the other new houses proposed to be erected on the site. As with Orchard House, this refurbishment and re-use would secure its future.

Regarding the front boundary wall, this would be partially demolished to enable an improved access to the entire development to be provided. As only a short section of the wall would be demolished, and as the remainder would be extended and/or restored, the loss is considered to amount to 'less than substantial harm'. In any event the wider benefit of bringing Orchard House and the workshop into optimum use outweighs this harm.



01 ARTIST IMPRESSION LOOKING WEST
NTS

Regarding the setting of the listed buildings, this would be changed by virtue of the creation of a small estate of houses within the grounds of Orchard House. However, by reason of the re-introduction of the residential uses to the site, the high quality of the designs, and the removal of the existing buildings (including a staff house) which have little architectural merit, it is considered the setting will, in fact, be enhanced.

Recommendation

That Listed Building Consent be granted, subject to 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 No development shall commence on site until 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 the character and appearance of the area.

- 3 No works shall commence on site until a full schedule and specification of all repair works to Orchard House, the workshop and the front boundary walls has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

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

- 4 No works shall commence on site until a full survey, including analysis, and photographic record of the front boundary wall has been submitted to and approved in writing by the Local Planning Authority.

REASON: To secure the proper recording of the listed building.

- 5 No works shall commence on site until a scheme for the protection of existing architectural / historic features in situ (including plasterwork, ironwork, cupboards, fireplaces, doors, windows, staircases, staircase balustrading and other woodwork) has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

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

- 6 Within 12 months of the approved demolition works at Orchard House being carried out, all adjoining surfaces which have been disturbed by the works shall be made good with materials and finishes to match those of existing undisturbed areas surrounding the surfaces.

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

- 7 No demolition works shall commence on site until a valid construction contract has been entered into under which one of the parties is obliged to carry out and itself complete the works of development of the site for which planning permission has been granted under application reference 14/04486/FUL or such other application(s) approved by the Local Planning Authority; and; evidence of the construction contract has first been submitted to and approved by the Local Planning Authority.

REASON: In the interests of the visual amenity of the locality, which is within a designated Conservation Area.

- 8 The development hereby permitted shall be carried out in accordance with the following approved plans:

no. 021 PL00 dated 03/14 (received by lpa 23/04/14)

no. 022 PR05 dated 29/07/14 (received by lpa 15/08/14)

no. 023 PR02 dated 24/07/14 (received by lpa 15/08/14)

no. 027 PR01 dated 24/07/14 (received by lpa 15/08/14)

no. 010 PL01 dated 22/04/14 (received by lpa 23/04/14)

'Heritage Statement' and associated photographic record/renovation notes by CGMS Consultants dated April 2014

REASON: For the avoidance of doubt and in the interests of proper planning.