

UPDATE TO COMMITTEE:

EASTERN AREA COMMITTEE – THURSDAY 12TH JULY 2018

AGENDA ITEM 7a – 18/04676/FUL: LAND REAR OF PERRY'S COTTAGE, 29 ANDOVER ROAD, LUDGERSHALL, WILTSHIRE, SP11 9LU

CLARIFICATION:

It is felt to be necessary to clarify a few matters relating to the heritage assessment of the application. To be clear, the statement by the Conservation Officer (as summarised in the agenda report) that the applicant has provided no explanation was more a reference to the scheme itself rather than the heritage impact, i.e. why the proposal has been submitted and its benefits etc

The application is accompanied by a Heritage Statement which is produced by Forum Heritage Services. It describes Perry's Cottage as '*an isolated remnant of the historic part of the village, stranded within a suburban landscape*'; and after assessment of the heritage asset's significance, concludes that '*the setting of the listed building has been obliterated to such an extent that no further harm may be done*' and therefore that '*the proposed development of a single two storey house or traditional form and character within the curtilage of Perry's Cottage will not cause harm to the setting of the designated heritage asset*'.

Both the Planning Officer and the Council's Conservation Officer have had due consideration of the findings of the supporting Heritage Statement. In this instance however, the Conservation Officer's assessment of the potential impact, based on his own professional experience and knowledge of the site, runs contrary to the conclusions of the applicant's heritage adviser, as it is considered that the proposed severance and development of the plot will adversely affect the setting of the Grade II listed cottage and reduce its visual and physical separation from its neighbours. It is also likely to reduce its desirability/use and maintenance in the long term and therefore will result in less than substantial harm for the heritage asset.

The recommendation before the committee is therefore one of refusal on that basis.

ADDITIONAL CONSULTATIONS RECEIVED:

Ludgershall Town Council - No objection.

- The sale of this land is to help with repairs to the heritage building Perry's Cottage, the rental of which helps to keep the Town's memorial hall running.
- This is a community hall and therefore of benefit to the community of Ludgershall as a whole.

Response to Town Council Comments:

- Further to the Town Council's comments, these confirm some concerns. Perry's Cottage's rental income should be used for its own maintenance prior to being allocated to other purposes, in order to preserve its fabric and ensure its continued contribution.
- The reduction in surplus that gets used for other purposes, such as the Memorial Hall, does not imply that Perry's Cottage needs to generate more income.

- If however significant maintenance works are required at this time, it has not been explained in the application nor is it evident from external inspection.
- More of a concern however, is the fact that the Town Council is not the applicant and the Local Planning Authority therefore has no way of ensuring that any money raised from the sale of the land would go towards the maintenance of Perry's Cottage or indeed the memorial hall.