

REPORT FOR SOUTHERN AREA PLANNING COMMITTEE

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| Date of Meeting | 19/12/2024 |
| Application Number | PL/2024/07428 (full) & PL/2024/07589 (lbc) |
| Site Address | Howards House Hotel, Teffont Evias, Salisbury, SP3 5RJ |
| Proposal | FULL Construct a single storey orangery building to the south elevation of the building to form a dining room. Change of use of land to form car park for customers, involving laying of permeable surfacing to reinforce existing ground surface. (resubmission of PL/2023/07927) LBC Formation of enlarged opening within timber framed partition between existing dining room and lounge at ground floor level within main hotel building. Construct a single storey orangery building to the south elevation of the building to form a dining room. (resubmission of PL/2023/08124) |
| Applicant | Dr. Richard Keating |
| Parish Council | Hindon Parish Council |
| Electoral Division | Nadder Valley– Cllr Wayman |
| Type of application | Full Planning and Listed Building Consent |
| Case Officer | Hayley Clark |

REASON FOR THE APPLICATION BEING CONSIDERED BY COMMITTEE

The application is before the Planning Committee at the request of the Local Division Member for the following reasons –

- Visual impact upon the surrounding area,
- Design – bulk, height, general appearance
- Car parking

1. PURPOSE OF REPORT

The purpose of this report is to assess the merits of the proposed development against the policies of the development plan and other material considerations. Having considered these, the report recommends that planning permission be REFUSED.

This is a joint report for both the full and listed building applications as the proposed development and issues are largely relevant for both.

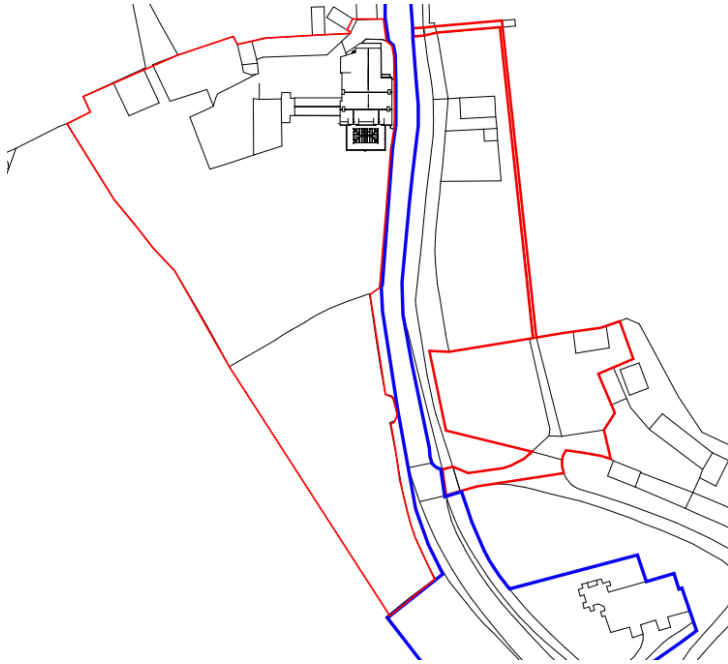
2. MAIN ISSUES

Principle
Character & Design including impacts on heritage assets
Highway safety/parking
Ecology
Neighbour amenity

Flood Risk

3. SITE DESCRIPTION

The application site relates to a grade 2 listed hotel known as Howards House Hotel, formally a residential dwelling the use as a hotel has been established it is understood for at least 30 years. The site is situated in the countryside on the edge of the village of Teffont Evias, which is identified as a Small Village by Wiltshire Core Strategy (WCS) policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP33 (Wilton Community Area). The hotel is located on the west side of the road, land around the hotel and on the east side of the road is also under the same ownership.



To the east, south and west the site adjoins open fields, whilst to the north the site is adjacent to several listed buildings as shown below hatched black. The existing entrance to the hotel is to the north with parking provided in a courtyard adjacent to the main hotel and associated courtyard buildings.



The Grade II* listed church of St Michael & All Angels and Grade II listed Teffont Manor exists to the southeast of the site. The entire site is situated within Teffont Magna & Evias Conservation Area and the Cranborne Chase and West Wiltshire Downs National Landscape.

Part of the site lies within flood zone 2 (below left) and part within flood zone 3 (below right)



4. RELEVANT PLANNING HISTORY

S/1985/0755 Removal of personal condition on planning consents

S/1989/1549 Internal improvements. Approved

S/2001/2033 For continued use of hotel for 18 residential guests and between 150 and 400 persons catered for at functions receptions or dinners. Approved

S/2010/0051 Awning to south elevation and extension of terrace. Approved.

S/2010/0052 Awning to south elevation and extension of terrace. Approved

S/2011/1666 Conversion of existing coach house, stables and grooms quarters to ancillary dining accommodation including bar, preparation area and toilets including external alterations. Approved

15/03014/FUL Conversion of existing coach house, stables and groom's quarters to ancillary dining accommodation including bar, preparation area and toilets including external alterations. Approved

15/03287/LBC Internal and external alterations to facilitate the conversion of existing coach house, stables and groom's quarters to ancillary dining accommodation including bar, preparation area and toilets. Approved

16/03147/FUL Provide occasional overflow parking in adjacent field to Howards House Hotel. Refused

PL/2023/00353 Construct a single Storey Hardwood Orangery to the South Elevation to Form a Functioning Dining Room. Withdrawn

PL/2023/00403 Construct a single Storey Hardwood Orangery to the South Elevation to Form a Functioning Dining Room. Withdrawn

PL/2023/00530 Formation of enlarged opening within timber framed partition between existing dining room and lounge at ground floor level within main hotel building. Withdrawn.

PL/2023/10206 Proposed conversion of existing function room and associated toilets (within former stables and grooms quarters) into 2 No. additional letting bedrooms. Withdrawn

PL/2023/10592 Proposed conversion of existing function room and associated toilets (within former stables and grooms quarters) into 2 No. additional letting bedrooms. Withdrawn

PL/2023/07927 Construct a single storey orangery building to the south elevation of the building to form a dining room. Change of use of land to form car park for customers, involving laying of permeable surfacing to reinforce existing ground surface. Refused

PL/2023/08124 Formation of enlarged opening within timber framed partition between existing dining room and lounge at ground floor level within main hotel building. (resubmission of PL/2023/00530). Construct a single storey orangery building to the south elevation of the building to form a dining room. Refused

5. PROPOSAL

The application is proposing to erect a single storey conservatory to the south elevation of the existing building. The proposed conservatory will measure 7.42metres in depth by 10.24m in width adding an additional 76 sqm of floor space. The height of the proposed conservatory is approx. 2.87m to the flat roof with an additional 0.70m to the top of the roof lantern giving an overall height of approx. 3.60m. The proposed conservatory will provide additional dining space to allow for an increased capacity for diners, increasing from 20 covers to 60 covers.

Proposed elevations and floor plan included below



In association with the increased dining capacity, is a proposed car park to provide 14 additional parking spaces. The proposed car park will be located on the opposite side of the road from the hotel, approx. 120m to the south east of the hotel. A foot path leading from the car park to the hotel will be provided in the field on the east side of and parallel to the road.

Plan of car park and foot path shown below -



Internal works include the removal of a wall to create one large room.

6. CONSULTATIONS

Parish Council - Support

Highways – No objection subject to conditions

Conservation – Objection

Historic England – Were not consulted on this application as had no comments on the previous refused application

Ecology – No objection subject to conditions

Natural England – No objection subject to conditions

National Landscape – Comments received

7. REPRESENTATIONS

The application was publicised by letters posted to near neighbours, site notice and newspaper advertisement.

22 letters of support received; points made are summarised below -

- Fits in with existing ambiance of Teffont Evias
- Well screened car park
- Attractive and well thought out appearance of south elevation of hotel
- Orangery will provide all year round dining
- Opening up of internal rooms will provide more spacious and lighter entertainment area, previous sitting room too small

- Popular and well known hotel locally and nationally
- As a family have used for over 30 years
- Something village is proud of
- Last two years building has deteriorated
- Hotel/restaurant industry needs support after covid
- Proposals create a viable and sustainable business
- Reviving of hotel
- Don't live in village but look for good places to eat with convivial atmosphere, locally sourced produce, imagination and flair. Beckford Group have all this. This opportunity will be lost if denied
- Salisbury lacks a small countryside hotel with a reputation for the quality of their food and hospitality. Growing number of local farmers/growers who wish to the local area rather than supermarkets
- This hotel needs larger seating capacity
- Orangery is wooden structure independent of main building
- Architectural history, shows buildings have been added to and removed depending on their use/financial viability
- Provide employment in wider community
- Destination for people to relax and enjoy countryside
- Teffont has changed a lot since the 1960's, substantial properties built along B3089 and village evolving. and controls on planning determine the appearance and aspects of functional impact. Orangery is modest compared to buildings permitted elsewhere in more prominent positions.
- Traffic generation low density
- Nearby Beckford establishments show venues popular, but customers do not arrive all at one.
- Proposals presents an opportunity to provide the village with a successful amenity without disproportionate impact.
- Existing awnings unsightly, orangery painted sage green will be barely visible from the road.
- Consideration given to dark skies policy with blackout blinds and curtains.
- Extension is reversible
- Negative impact to the building as a result of the orangery extension is minimal, temporary and greatly outweighed by the benefits.
- Having a vibrant, fully functioning hospitality business again will be a real focal point for the village which now has no other amenities.
- Cannot understand why this planning procedure has been so protracted and are amazed that the Beckford Group have stuck with this project after the endless delays
- Building is about to go into its second winter sitting empty and is currently looking very sad and forlorn and is fast becoming an eye-sore
- Hotel has been such a great venue of hospitality over many years for a variety of occasions, catering for tourists, Evias and Magna Church events, also neighbouring villages.
- Dismayed early submissions turned down
- Valuable source of income and promotion of AONB
- Teffont awarded best village 4 times but will struggle to repeat with a major feature of the village decaying
- Moved to Teffont 5 years ago, centre of village is Howards House, provides beating heart, beautiful house and gardens. Many fond memories made here.
- Hotel will add new dimension to village unlike holiday lets (15 air B&Bs listed in Teffont)
- Beckford Groups hospitality venues are carefully considered and have a unique character fitting for the context and not corporate feel.

- Beckford Group successful when many other rural places have struggled
- Before the Hotel closed 2 years ago the dining facilities were well used by villagers and village societies for annual dinners, AGM's etc
- Hotel helped during pandemic to use its connections with wholesale food suppliers to supply village with essential supplies
- Orangery and car park do not impact on historic nature of the buildings and surroundings
- In determining applications local planning authorities should take account of sustaining/enhancing significance of heritage assets and put them to viable uses; positive contribution heritage assets make to sustainable communities including economic viability; desirability making positive contribution to local character – para 203 of NPPF. This proposal does all the above.
- If purpose of planning is to establish if development is acceptable to locals this application should be approved
- Building not commercially viable in present form
- Understand that there has to be a balance between preservation of an historic building and the requirements for change required to run a viable business.
- Believe the concerns of noise and the effect on the immediate environment of the proposed car park will have little negative impact. There will not be the mass exodus of cars at say 2pm and again 11pm normally associated with closing times of pubs.
- Careful consideration should be given to the choice of car park surface to minimise traffic noise e.g tarmac instead of gravel and the use of low level subtle lighting as well sympathetic landscaping.
- The proposals are sympathetic to the setting
- Will enable investment in, and preservation of, a listed building
- The old Dower House as was, has undergone many and varied developments since the 17th century including gothic additions and even "Swiss style" refinement in line with the grand tours of various owners, adding and changing the original in line with the times. This most recent proposal in the journey of the building appears to be both sensitive to the history.
- Every historical building has to grow and develop over time, or it fails (see Phillips House in next door Dinton).
- The restoration and operation of Howard's House will add significant cultural, economic and community benefits to the broader region well beyond Teffont and surrounding village
- building design and proposed materials for the restaurant have been chosen not to dominate, or indeed detract from, the character of the original building.
- The environmental and eco-conscious plans also clearly recognise the hotel's location within a conservation area and the Cranborne Chase National Landscape
- Plans are supported by, and are currently dependent upon, a regional hospitality group which has a proven track record of successfully and sympathetically integrating small hotels and restaurants into rural communities.
- Recognise that the successful evolution of the former Howard's House Hotel will lead to an increase in road traffic
- Recognise that country life cannot stand still and that there is a need for appropriate diversification in rural communities

3 letters of objection received; points raised are summarised below -

- Resident of Teffont Manor oppose car park, concerned overflow will be into Manor grounds
- noise,
- disturbance,

- anti-social behaviour,
- safety/security.
- Car park too small,
- highway safety/parking objections – increased traffic on single track lane, additional users for customers, employees and trades.
- Need clarity from the applicant regarding their estimates for the increased traffic volume – for example, 29 employees: if we assume 15 will leave and arrive by car that's 30 car journeys up and down the road each day. Let's assume there are 5 deliveries - this is another 10 daily journeys. If the business plan assumptions lead to (e.g.) 70 customers a day and we assume a car journey for every 2 people, then that's another 70 journeys a day (35 each way) giving a total of 110 per day, or 770/week, or c3000/month.
- Without clarity, projection of traffic numbers, cannot assess impact on ambience of Teffont
- Road is single lane for almost its entire length with limited passing points and which has a 20mph speed limit. Speed limit ignored by most, particularly trade
- This new proposed business is very different to the previous Howards House hotel in terms of customer volume and use and so any comparisons should be avoided
- Risk to horse riders, walkers, cyclists and local traffic including agricultural traffic
- Accidents waiting to happen
- Other places in village more suited to a car park.
- Those supporting aren't affected by hotel and its parking.
- There is not universal local support.
- Existing/former use not comparable to proposed.
- Geographical issue that the B3089 doesn't run through Teffont Evias although there is definitely a signpost on the B3089 for the village
- Environmental harm through additional use
- No impact assessment/statement has been provided based on business volume
- Teffont will cease to be the tranquil place we know and love
- Genuine concerns over car parking and impact on heritage impacts to the adjacent St Michaels Church and Teffont Manor as identified in previous proposals which saw car park reduced in size

2 letters received providing comments, points raised are summarised below –

- Reptile report states one slow worm was found but could be 10 in whole area. Slow worms must be protected. B3089 doesn't run through Teffont Evias.
- A 60 cover restaurant, 29 staff, and a 12 room hotel, the car parking facilities being put forward are potentially about 50% of what's needed. Where will customers, faced with a full car park, leave their cars?
- On the way to Victoria House in Tisbury, driving via the Beckford Arms, an example of a business with a car park far too small to support this 'destination restaurant and hotel', approx. 25 cars parked on every spare bit of grass verge, on the road, on corners blocking sight lines, turning the approaching roads from two lanes to single lanes, and creating some quite dangerous situations. This potentially is what will happen at Teffont House.

8. PLANNING POLICY

Planning (Listed Building and Conservation Areas) Act 1990 : -

Section 16 & 66: Special considerations affecting planning functions (LISTED BUILDINGS)

Section 72: General duties of planning authorities (CONSERVATION AREAS)

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guide (NDG)

Wiltshire Core Strategy:

CP1 (Settlement Strategy),
CP2 (Delivery Strategy),
CP33 (Wilton Community Area),
CP39 (Tourist Development),
CP40 (Hotels, Bed & Breakfasts, Guest Houses & Conference Facilities),
CP48 (Supporting Rural Life)
CP50 (Biodiversity)
CP51 (Landscape)
CP57 (Ensuring high quality design and place shaping)
CP58 (Ensuring conservation of the historic environment)
CP61 (Transport & Development)
CP64 (Demand Management)
CP67 (Flood risk)
CP69 (River Avon SAC)

Salisbury District Local Plan policies (Saved by Wiltshire Core Strategy):
E19 – Existing Employment Sites in the Countryside

Supplementary Planning Documents:

Creating Places Design Guide SPG (April 2006)
Wiltshire Local Transport Plan – Car Parking Strategy
AONB Management Plan 2019-2024
Wiltshire Design Guide
Teffont Village Design Statement

Listing Details

Main House – Howards House Hotel

ST 93 SE TEFFONT TEFFONT EVIAS (west side)

1/182 Howards House Hotel

GV II

Detached house, now hotel. Early C17, altered early C19. Rubble stone, Welsh slate roof, ashlar stacks with moulded cappings. L- plan, C17 gable-end to road. Three-storey, 3-window. Depressed Tudor-arched doorway with planked door to left of north wing with 3-light recessed chamfered mullioned window to right and 2-light to left. First floor has 1-light, two 2-light mullioned windows and second floor has two 2-light hollow-chamfered mullioned windows. C19 roof on Swiss-style deep eaves on curved wooden brackets. To left is 2-span roof range consisting of C17 range with raised eaves and parallel C19 range to north; two 2-light blocked hollow- chamfered mullioned windows with hoodmoulds and one 2-light to first floor; tablet with AHE /1623, straight joint and former roofline visible. Right return of this range has C19 4-light mullioned window with arched lights and hoodmoulds, 3-light mullioned windows to first and second floors. Left return is garden front with margin-pane French windows to left and right, 3- light ovolo-mullioned window to centre, first floor has two

2-light and one 3-light hollow-chamfered mullioned windows, second floor has 2-light mullioned windows with pointed lights in gabled oriels, to either side of central 2-light casement with pointed lights, deep eaves as front. Right return has C19 door to right in lean-to porch. Rear has 2-light mullioned windows to C17 range to right, north range has depressed Tudor-arched doorway with 2-light round-arched mullioned window to right, three mullioned windows to left, first and second floors have various mullioned windows and one cusped pointed light, 12-pane sash. Attached to rear is single-storey stable and outhouse range with planked doors and slate roof. Interior not accessible at time of survey.

Listing NGR: ST9907631327

Stables and Carriage House

T 93 SE TEFFONT TEFFONT EVIAS (west side)

1/183 Stables and carriage house at Howards House Hotel

GV II

Stables and carriage house. C17 and early C19. Dressed limestone, double-roman tiled roof. Two-storey carriage house to right has two segmental-arched carriage doorways with double planked doors, first floor has two 2-light casements. Attached to left are single-storey stables with two planked stable doors and three 2-light casements, loft has central planked door and 2-light casement to left. Attached to right of carriage house is C19 single-storey stable with Welsh slate roof; planked door and 2-light and 1-light casements. Interior not inspected.

Listing NGR: ST9906431338

9. PLANNING CONSIDERATIONS

9.1 Background

In early 2023, planning and listed building applications were submitted for works to Howards House Hotel for the erection of a single storey orangery on the south elevation and associated internal works (PL/2023/00353, PL/2023/00403 and PL/2023/00530). The applicant withdrew all three applications.

The Council's conservation officer provided the following comments for the proposed extension in the above applications : -

"I have significant concerns about the scale of this proposal with regard to the impact on the character and setting of both the listed building and the CA. Tripling the number of covers will surely have a significant demand for increased parking, bathrooms and other facilities, without details of which it seems premature to entertain this proposal; a significant traffic increase would also be a concern for the character of the CA. There is no heritage statement whatsoever and the application shouldn't have been validated. The delight of the hotel is its high quality architecture, village setting, and small scale intimate nature, this could well be lost by significant expansion."

A request for preapplication advice followed the withdrawal of the above applications, the preapp advice sought comments on "Orangery extension, internal alterations, parking to facilitate future viability and re-opening of the Hotel." The following comments were provided by the conservation officer.

“The hotel building is grade II listed and in the exceptional conservation area of Teffont Evias within which most of the buildings are listed. The NHLE entry describes the evolution of the building, with the earliest part being a two-storeyed building with its gable to the road, raised in height and paired with a second block to the north under a 'Swiss chalet' roof in the 1837-8, according to VCH Wiltshire. The south elevation of the building is therefore the most significant of the earliest parts surviving, and in its altered C19 form is formal and relatively grand, and of a crafted architectural design. The proposal to erect a large single-storey extension, or orangery, across the whole of the southern front, of approx. 8mx11m. This would completely sever the relationship between the historic core and the garden and have a significant impact on the setting of the building. I consider the proposal would fall within the realm of substantial harm in NPPF terms and would not preserve the character or setting of the listed building as expected by sections 16/66 of PLBCA Act 1990. The impact on the CA and setting of other LBs would be much lower. I do not consider that any form of extension would be appropriate on the southern elevation.”

Applications PL/2023/07927 and PL/2023/08124 were then submitted in September 2023. The initial submission raised objections and was heading for a refusal on a number of points such as heritage, flooding, highways and ecology. The applicant was advised in December 2023 that there were objections to the conservatory and/or any extension to the south elevation however it was agreed to allow the applicant to extend the time for determination to allow further details to be provided in respect of other issues such as ecology, the parking area as well as possible revisions to the orangery. Again, the applicant was advised that it was unlikely that the objections to the conservatory could be addressed to allow a positive outcome, the applicant opted to proceed aware of the Council's views regarding the addition of any structure to the south elevation of the property. The application was subsequently refused for the following reason

PL/2023/07927 (full)

The proposed erection of a conservatory to the south elevation of Howards House Hotel due to its siting, scale and design (including large amount of glazing and light spill) is considered to have a significant impact on the character and appearance of the grade 2 listed building, its setting within the conservation area and impact on the dark skies status of the National Landscape. Furthermore, the creation of the new car park along with footpath and associated lighting, hard surfacing and inevitable signage is considered to have a significant impact on the setting of adjacent listed buildings, the conservation area and National Landscape. The proposals would therefore fail to preserve the character and significance of Howards House and would fail to preserve the setting of the church and Manor (both listed buildings). Contrary to the aims of S66 and S72 of the Planning (Listed Building and Conservation Areas) Act 1990, the NPPF and core policies 51, 57 and 58 of the Wiltshire Core Strategy.

PL/2023/08124

The proposed conservatory and associated internal works are considered to have an unacceptable impact on the character and appearance of the grade 2 listed building Howards House Hotel. The siting of the proposed conservatory on the south (principle) elevation combined with its scale and design creates a significant and incongruous addition to the detriment of the character of this heritage asset. The proposal would therefore fail to preserve the character and significance of Howards House, contrary to the aims of S16 of the Planning (Listed Building and Conservation Areas) Act 1990, the NPPF and core policy 58 of the Wiltshire Core Strategy.

9.2 Principle

The site is situated within the countryside outside the main built up area of the Small Village of Teffont, as defined by Wiltshire Core Strategy (WCS) policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP33 (Wilton Community Area), where unsustainable development is restricted. Wiltshire Core Strategy (WCS) policy CP39 (Tourist Development) however allows for tourist development in or close to Small Villages provided that any proposal protects landscapes and environmentally sensitive sites with the objective of 'providing adequate facilities; enhancing enjoyment; and improving the financial viability of the attraction'. WCS policy CP40 (Hotels, Bed & Breakfasts, Guest Houses & Conference Facilities) further allows for the sensitive extension, upgrading or intensification of existing tourism accommodation facilities outside of the settlements provided that it involves 'conversion of existing buildings and avoids unacceptable traffic generation'.

No information has been submitted with the application to demonstrate how the proposals will improve the financial viability of the existing hotel or meet the requirements of these 'tourist' policies. There is also no information to accompany the application which justifies the development in the countryside. However, the hotel and associated hotel use already exists, and recent alterations have taken place to the site which may be seen to improve its viability. The principle of increasing the hotel usage and associated additional parking provision to serve this existing Hotel could therefore be accepted in this location in line with these policies.

This acceptability is however subject to the detail in terms of the design; impact for the landscape character and heritage assets in the area; neighbouring amenities; and highway safety. These will therefore be considered in more detail below.

9.3 Character & Design including impacts on heritage assets

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires 'special regard' to be given to the desirability of preserving a listed building or its setting. Section 16 of the Act states that in considering whether to grant listed building consent for any works the local planning authority 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.

In addition, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 also states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, under or by virtue of any of the provisions mentioned in this Section, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. In having 'special regard' (in relation to listed buildings) and in paying 'special attention' (in relation to conservation areas) consideration must therefore be had as to whether the proposal causes 'substantial harm', 'less than substantial harm' or no harm to the asset.

Core Policy 57 states that new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Residential extensions such as this are acceptable in principle subject to there being no adverse impacts. Core Policy 58 aims to ensure that Wiltshire's heritage assets such as the conservation area are protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life.

Part 11 of the Creating Places Design Guide relates to listed buildings and conservation area. The guidance on page 45 states "*Listed Buildings are those given special protection by the Government. They are the most important buildings we have and make an immeasurable contribution to the character and heritage of our District. We will seek to keep it that way*".

“Any proposal to alter, demolish or extend a listed building in a way which would affect its character will require Listed Building Consent. While many listed buildings can sustain some degree of sensitive alteration to accommodate continuing or new uses, great care must be taken to ensure that the special interest of a building is not lost”.

“...when considering an extension to a listed building, great care must be taken to minimise the impact of the proposed work on the historic form and structural integrity of the building. Listed buildings vary in the extent to which they can accommodate change without loss of special interest.....”

Whilst page 47 of the design guide states “A conservation area is described in the Town & Country Planning Act as “an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance”. Conservation Areas are designated locally, and a designation is the recognition of an area's special qualities which the Council intends to safeguard as part of South Wiltshire's heritage. It is the combination of various different qualities, rather than an accumulation of a number of individual buildings which is important in terms of Conservation Areas”,

And

“Conservation areas are important not just because of the quality of the individual buildings, but because of their relationship with one another, views in and out, and defining features such as trees, walls and relationship to space. Collectively they form places of an outstanding quality.”

The proposed development relates to a grade 2 listed dwelling located within the conservation area. The proposals relate to extensions and alterations to the listed building and works to create a new car park on the opposite side of the road along with a new foot way through a field from the car park to the hotel. Therefore, the development as proposed has potential to affect the historic environment and associated heritage assets. Due to these constraints, the Council's conservation officer was consulted and provided the following comments: -

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

Policy: 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 LURB Act adds ‘or enhancing’ to section 16.

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.

The NPPF outlines government policy, including its policy 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. Paragraph 199 of the NPPF advises that ‘great 2 weight should be given to the [heritage] asset's conservation’. Paragraphs 201-3 require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 197 requires local planning authorities should 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.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

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." It is also required that distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

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.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. Proposals are required to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) "enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development" and "responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting."

Historic England Advice Note 2 – Making changes to Heritage Assets illustrates the application of policies set out in the NPPF in determining applications for PP and LBC.

Site and assets considered:

Howards House Hotel is a grade II listed building; its stable and carriage house block in the yard to the northwest is listed separately, and all other buildings within views to and from the site are also listed, with the church at II. The site and its surroundings are within the Teffont Magna & Evias Conservation Area. The walled garden is historically associated with the Manor House and its walls are considered to be curtilage listed.*

Relevant planning history: 2010 Awning to south elevation 2011-15 apps for conversion of stable/carriage block to dining/function/wc spaces. PL/2023/08124 & 7927 Orangery, car park, internal alterations.

Proposal: The proposal has two principal elements, an orangery extension to the south elevation of the hotel and a new car park on land close to the church.

The hotel building's history is covered in some detail in the heritage assessment, including its origins as a dower house and significant historic alterations. The southern (i.e. garden) elevation of the building is its most unified and formal, altered to its current design circa 1837 and incorporating the two-storeyed C17 cottage.

The HIA concludes that:

Howard House Hotel as a Grade II listed building derives its high significance from the aesthetic, historical, communal and evidential values relating to its built fabric and past uses as well as its association with the important historic estate in Teffont Evias.

Its setting within the historic estate and the relatively unchanged village as well as the historic now only partly walled garden and the surrounding landscape of the AONB makes an important contribution to its significance.

The proposal to add an extension to the southern elevation would have a significant impact on the character of one's experience of the building, both from inside and out. Externally, it would cover very nearly the whole width of the elevation (11.6m) to a depth of 7.7m. This is much deeper than the original blocks of the building. This structure would prevent any view of the building from ground to roof and effectively divorce the principal ground floor reception rooms from the garden. The design of the orangery is of a Classically inspired nature with pilasters and cornice, with a large glazed central lantern.

It is considered that building across the whole of the ground floor of this elevation would cause a significant level of harm to the character and significance of the building, albeit within the 'less than substantial' range in NPPF terms. The higher parts of the orangery would also be readily visible from the street, where its immense scale would clearly indicate a structure of a non-residential nature, making a significant and alien contribution to the streetscene that would fail to preserve the character of the CA.

It is also proposed to remove most of the wall between the existing dining and sitting rooms, the two reception rooms to the southern elevation. There is evidence of several C20 alterations within these rooms, although the dividing doorcase appears likely to be mid-C19 and it matches others in the building. NB The proposed floor plan doesn't show this change, but a separate 'LBC internal alterations' drawing does include it – I presume this is the intention. The description of works for the LBC application refers to removal of a timber partition, but the HIA makes no mention of timber construction. This should be established if it hasn't been already. The building is typically cellular and without any assessment of the development of the plan and circulation it is difficult to assess properly the level of impact that this proposal would cause. If this were the only work proposed and the need for it was justified by significant benefits (viability etc) then it might be acceptable.

The proposals for the hotel are at such a scale that they would generate significant additional traffic through the village and more vehicles than the hotel can accommodate. The proposed solution is to use land within the site of the Manor House and adjacent to the church. This raises a number of issues, both for the character of the setting of these listed buildings and for the character of the CA. Teffont Evias is one of the most picturesque villages in the area, having no significant C20/21 interventions, and an open streamside village street with all buildings of the local stone and traditional roofing materials (mostly clay tile and thatch). The large open meadow on the east side of the stream forms part of a landscape that has the feel of being intentional rather than accidental, the hillsides framing the view to the manor with its rooftop decorations and the fine church spire, continued on the other side of the Manor House with its park and lake. The proposal would have a significant impact on the quiet setting of the Manor House and the church, with comings and goings of cars and pedestrians assumed to coincide with typical licensing hours. Access to the car park for vehicles is across a narrow bridge and through the historic gates of the Manor House, inevitably requiring signage on the street and lighting of the gateway. The footpath from the car park would require a solid surface, fencing and lighting, and presumably the unfenced bridge would need to be made safer. These are not detailed in the application but, together with the regular presence of people walking through the open landscape, would fail to preserve the open, quiet and undisturbed character of the CA.

The HIA refers to a schedule of repairs by NDM Building Surveyors, however this has not been provided.

The HIA argues that there are public benefits that clearly outweigh any harm to the heritage assets. These benefits are identified to be the prevention of harm that would be caused by loss of the business and the consequent uncertainty of its future and securing its optimum viable use. The scheme is not for a minor expansion or upgrade of facilities to support an existing business, it's a speculative new venture of a very different nature from the previous hotel operation. The aim seems primarily to become a destination restaurant, with its hotel function seemingly sidelined – certainly, the tranquil country guest house experience that the previous business offered seems incompatible with large numbers of non-resident visitors. This may well offer economic benefits that would weigh in favour of the scheme, but there is little or no evidence to support any of the claims about the existing and anticipated viability. Much is made of the other businesses operated by the group behind this scheme, but we can't assess the viability by inference from projects elsewhere.

Summary & conclusion:

The NPPF confirms 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 (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

As discussed above, it is considered that all elements of the proposals would cause a degree of harm to the character and setting of the designated heritage assets identified. Collectively these fall within the 'less than substantial' range, but at a level at which significant public benefits would be essential in order that they might be considered to outweigh the harm. In terms of heritage harm and benefits, if retaining the building as a hotel can only be achieved by turning it into a restaurant with a few rooms, with the extension and car park as proposed, then it may be preferable to see the building revert to its original residential use.

I remain firmly of the view that the proposal would fail to preserve the character and significance of Howards House and would fail to preserve the setting of the church and Manor (both listed buildings). contrary to the aims of s66 (for FUL) and s16 (for LBC) of the PLBCA Act 1990, the NPPF and CP58. There would be some harm to the character of the CA by the provision of the lit footpath and the parking area

Officers concur with the views of the conservation officer; the proposed conservatory is a substantial addition to the principle elevation of the property and will significantly impact on the character and appearance of the building. Whilst third parties' comment that the proposed conservatory and internal alterations are reversible and have no long term impacts on the building this is not correct particularly in relation to the loss of the fabric of the building through the removal of the internal wall.

Officers take into account when assessing such developments and weigh up the public benefits versus the harm to the heritage assets. Whilst there are benefits to the proposed development as detailed by the applicant, it is not considered that on balance the benefits outweigh the significant harm to the heritage asset in this instance. It is understood that the applicant wishes to expand the business however, the addition of the large conservatory or any other structure on the south elevation will cause unacceptable harm to the overall character and significance of this listed building.

No viability report has been provided which demonstrates that the hotel cannot function at its current capacity. No alternatives have been put forward or what other options have been explored which would demonstrate that no alternatives are possible. Has the property been advertised for others to take on the hotel business and run as existing? The increase of covers from 20 to 60 is a substantial increase, whether this is suitable for this location is not

considered to have been demonstrated. That the business has worked in other locations does not mean that it could work at Howards House Hotel, different locations may be able to accommodate such a scale of business but that is not a reason to approve elsewhere where significant harm to heritage assets is apparent.

Section 1.6 of the submitted planning, design and access statement states "*The applicant team with 30 years experience in running hotels, have determined that the hotel's layout no longer serves a modern purpose; there is insufficient dining space, which in turn does not justify the provision of more bedroom space. In order for the hotel to run viably in the future, it needs to be able to attract local people in addition to the hotel guest*". How has it been determined that the hotel no longer serves its purpose? This revised application has received 22 letters of support from the community, if the locals are in support of the Hotel being retained for use as a hotel and support this use within their community and if they feel strongly, they would have been using this facility and supporting it regularly. Local support may have prevented the hotel from closing. It seems that locals have not been supporting the hotel and restaurant to a degree which meant it stayed open. By extending the property and increasing the number of covers does not mean that the business will suddenly gain local support or that this will be retained over a long period of time. Again, the level of harm to the heritage asset is not outweighed by the above given the unknowns involved.

No details have been provided as to where the additional staff will be found, section 1.7 of the submitted planning, design and access statement states the development has the potential to provide at least 30 permanent local jobs. Teffont is a small rural village surrounded by other small rural villages, would there be enough staff locally to help run the much larger establishment or would staff need to be brought in from elsewhere? The site is not in a sustainable location and staff would need to travel by private vehicle in order to reach the property, this would exacerbate the impact on the quiet rural location. Whilst there is sufficient parking for the additional hotel rooms and dinner covers, it is not clear where the staff will park, again, potential impacts on the small village and narrow country lanes through the additional traffic and potential parking issues. The harm to the setting of the listed building exacerbated by this significant increase in the scale of the business without any evidenced justification.

Section 3.2 of the submitted planning, design and access statement states that "*The hotel has been successful in the past, but has become fundamentally economically unviable because of its physical configuration. It does not have enough guest bedrooms to viably trade and, more immortally, it does not have enough dining area in its common parts to accommodate further bedrooms and most critically, non-resident guests..*". If the hotel has been successful in the past with the current physical configuration, what has changed, why is it suddenly no longer useable?

During the various planning applications for this development and also included within the application documentation, the applicant states that if the development is not allowed the hotel would revert back to residential use. Para 5.33 of the planning statement states that "*If the hotel were to find itself unable to continue operating as a hotel, then the applicant team are unconvinced that the building would be economically attractive to a potential residential owner – there hardly being a queue of potential purchasers willing to invest the time and funds necessary to deal with the repair bill. So, whilst in some minds reverting Howards House back to a dwelling might be considered the optimum use, it is not the optimum viable use.*" There is however no evidence supporting this statement. Whilst the loss of hotel and associated benefits to the community this has brought in the past and could potentially bring would be unfortunate, the property was originally a residential dwelling so its reversion back to its former use would protect the listed building in terms of not requiring a substantial extension and associated works which harm the heritage asset.

Moving on to the car park, this will in itself be largely screened from the road due to its siting and the mature hedge along the road side boundary. The siting of the car park itself is a concern by way of the distance from the hotel and whether customers would actually use it, it is well known that people would prefer in general to park as close to an establishment as they can to walk the least distance. There is unrestricted parking on the road, the road being narrow and used by agricultural machinery in this rural location. The proposals relate to a significant increase in the scale of business from 20 to 60 covers, this does equate to a significant increase in cars and vehicle movements along this narrow road. It is also unlikely that visitors would use the proposed footpath over walking down the road due to possible safety concerns and also because the road itself is very pleasant alongside the river.

The footpath from the car park to the hotel will introduce a long, incongruous feature into the landscape with associated lighting. Details of landscaping, hardstanding and also safety features such as handrails alongside the associated pedestrian bridge by the hotel have not been provided, should the application be approved, these details would need to be provided by condition.

The site is also located within the National Landscape which has dark skies status, the proposals include new lighting to the car park and footpath, both of which have been discussed with the National Landscape dark skies advisor and been amended to suit the requirements by way of low lighting and downward facing lights. The conservatory due to its scale and design with a large amount of glazing has the potential to omit much light; whilst the proposals indicate that blinds and curtains will be used in the conservatory to address light pollution, blinds are not development and realistically cannot be conditioned and are not enforceable. The light pollution from the conservatory, therefore, raises concerns in respect of the dark skies status of the area however, the National Landscape dark skies advisor has been consulted and have no objections stating *"There will be a significant reduction in light pollution compared to the pre-existing lighting"*, and *"The automated blackout blind incorporated in the underside of the lantern light of the proposed orangery seems to cover our earlier concerns about light pollution from that source."*

The National Landscape advisors have also commented that there is a lack of hard and soft landscape details and plans for these elements including specification for the car park and access route to the hotel should be provided and agreed. If approved, these details can be agreed by condition.

It is evident that the applicant and Council fundamentally disagree regarding the proposed development, specifically with regard to the impact on the heritage assets. The applicant would naturally conclude that the harm is not significant as this would fit with the proposals and thus allow for the substantial extension to be built.

The Council however consider that the harm caused to the listed building and its setting is to a degree that the benefits of the proposals do not outweigh the harm and therefore the development cannot be supported. The applicant has cited a number of other cases and case law to support their position, the Council has reviewed these, but each case is assessed on its own merits, each listed building (and any other site) is unique, and their setting is unique. It is not considered that it is possible to compare two different sites and say that because a development was acceptable in one location it is in another. The letters of support for this current application compared to the lack of local support previously is noted. There are, however, still many unknowns and the Council have been consistent with the view that any addition to the south elevation would have a detrimental impact on the listed building and would not be supported, the applicant has not provided any details or submitted a scheme which changes this view.

The decision made by the Council was not taken lightly and all matters have been weighed up and taken into consideration when reaching the recommendation.

9.4 Highway safety/parking

The Highway Authority has been consulted and provided the following comments –
*I refer to the above planning application to construct a single storey orangery building to the south elevation of the building to form a dining room. Change of use of land to form car park for customers, involving laying of permeable surfacing to reinforce existing ground surface. (resubmission of PL/2023/07927).
In highway terms this application is the same as PL/2023/07927 and I therefore offer similar comments.*

*Fourteen additional car parking spaces are proposed in a new car park on the opposite side of the road to Howards House Hotel which meet current parking standards.
The proposed new car park is some distance from the hotel, accessed by a footpath across the adjacent field. Lighting (PIR sensor bollard mounted) will be installed to illuminate the footpath for night time use.
As previously suggested, it is strongly recommended that 'pedestrians in road' warning signs are installed at either end of the stretch of road where pedestrians may be present as guests may choose to walk along the road. Along with clear signage at the hotel entrance to direct arriving guests to the car park, together with signage at the car park entrance.*

It has been acknowledged that cycle parking can be accommodated if required in the hotel outbuildings.

*I wish to raise no highway objection providing the following condition is imposed:
No part of the development hereby permitted shall be first brought into use until the parking spaces [14] have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.*

REASON: In the interests of highway safety.

The third party comments relating to parking and highway safety are noted. The comments querying whether 14 spaces are sufficient has been responded to by the Highway Authority as follows -

"We would consider applications like this on the basis of what was there before compared to what is proposed.

From the D&A statement, the orangery extension is 76sqm and that equates to an additional 15 car parking spaces required compared to what the site already has. As it is an existing hotel/restaurant, we do not calculate the total required from scratch, we just ask for the additional required for the new space. Please also note that the parking standards are maximum.

However, I assume if the new venture proves successful and the existing car parking provision is not adequate, there would be no reason why they could not apply to extend the new parking area to accommodate the successful business and additional visitors."

Officers do have concerns regarding the adequacy of the proposed parking provision given the scale of the development and likely number of vehicles that will need to be accommodated. The parking spaces have already had to be reduced due to insufficient space available with the constraints caused by flood zones. It is not obvious what other land could be used to provide additional parking spaces if the proposed is not sufficient to meet demand.

However, given that the Highway Authority has raised no objections, it is not considered that the development raises significant highway safety concerns, and no objections are raised by officers accordingly.

9.5 Ecology

The Council's ecology team have been consulted and provided the following comments -

Thank you for consulting Ecology, I have reviewed the application and supporting documents against OS Maps and aerial photography of the site and surrounding area, together with GIS layers of statutory and non-statutory sites and existing records of protected species.

The following submitted documentation was reviewed to inform this response:

- Preliminary Ecological Appraisal. February 2024. Phlorum
- Teffont House External Lighting Report S2/PO3. March 2024. Delta Green
- Habitat Regulations Assessment. February 2024. Phlorum
- Isoline Plot. February 2024. Delta Green
- Elevations Proposed Ov-RK-ELE-PR (d). March 2024. GDA
- Statutory Biodiversity Metric. January 2024. Billie Clifford
- Proposed Customer Parking PA-01 B. December 2023. Baxter Green
- Biodiversity Net Gain Assessment. February 2024. Phlorum
- Reptile Report. February 2024. Phlorum
- Construction Environment Management Plan. February 2024. Phlorum
- Planning, Design, Access and Flodd Management. August 2024. Chapman Lily Planning

Protected Species

An Ecological Appraisal was undertaken which recommended additional reptile surveys. Evidence of a small population of slow worm were identified within the proposed car parking area. No other protected or notable species were identified on site. However, a number of bat records exist within close proximity, and it is anticipated that there will be use of the site by a number of bat species including Annex II species for foraging and commuting.

A number of ecological enhancements were included within the ecology reports to include bird and bat boxes on site which are welcomed. These can be secured via condition.

Chilmark Quarries Bat Special Area of Conservation (SAC)

The site is located within a Bechstein, barbastelle, Greater Horseshoe and Lesser Horseshoe bat core roost buffer zone for the Chilmark Quarries Bat SAC. This application therefore has the potential to result in significant adverse impact either alone or in combination with other projects on the statutorily designated site. As required by the Conservation of Habitats and Species Regulations 2017 (as amended) an Appropriate Assessment has been completed by the LPA with a favourable conclusion. The AA has been sent to Natural England and the application must not be determined until they have agreed with the LPAs conclusion.

BNG

Under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) this application is required to deliver 10% Biodiversity Net Gain (BNG). The Biodiversity Gain Plan condition will automatically apply if approval is forthcoming. A completed statutory metric calculation (Statutory Biodiversity Metric. January

2024. Billie Clifford) confirming the pre- and predicted post- intervention biodiversity value of the Site has been submitted (including the condition assessment sheets and maps).

Information in the completed on-site baseline habitat tabs is accepted as accurate based on the information submitted.

The Biodiversity Gain Plan condition will require the submission of a Biodiversity Gain Plan demonstrating how the biodiversity objective (10% biodiversity net gain) will be met. The development can only legally commence once the Biodiversity Gain Plan condition has been discharged.

Offsite Net Gain

It is noted that net gain will be achieved by using land outside of the red line boundary. All land located outside the redline application boundary of the development site is considered off-site (refer to information here Make off-site biodiversity gains as a developer - GOV.UK

All off-site biodiversity gains sites must be registered on the national biodiversity gains site register. Guidance on how to register a biodiversity gains site including a list of items required to apply can be found here - Register a biodiversity gain site - GOV.UK (www.gov.uk).

In order for the Biodiversity Gain Plan condition to be discharged all off-site gains must be shown on the Biodiversity Gain Plan as allocated to this development on the national biodiversity gains site register.

The DM officer should confirm if the applicant would prefer to complete a legal agreement prior to determination (via 106 planning obligation) or at a later date in accordance with Government guidance.

CONDITIONS:

1. The development will be carried out in strict accordance with the following documents:

- Teffont House External Lighting Report S2/PO3. March 2024. Delta Green
- Isoline Plot. February 2024. Delta Green
- Elevations Proposed Ov-RK-ELE-PR (d). March 2024. GDA
- Statutory Biodiversity Metric. January 2024. Billie Clifford
- Proposed Customer Parking PA-01 B. December 2023. Baxter Green
- Construction Environment Management Plan. February 2024. Phlorum
- Planning, Design, Access and Flodd Management. August 2024. Chapman Lily Planning

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity

2. No additional external light fixture or fitting will be installed within the application site other than those shown in the Isoline Plot. February 2024. Delta Green unless details of the additional new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.

REASON: To provide mitigation /enhancement for biodiversity.

3. Prior to the commencement of any works, including vegetation removal and demolition, details of the glass to be installed within the orangery along with the location and design of

lighting shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation /enhancement for biodiversity.

4. Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of bat roosts and nesting opportunities for birds (e.g. bat and bird boxes) shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation /enhancement for biodiversity.

5. Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

- Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
- Working method statements for protected/priority species, such as nesting birds and reptiles. Development shall be carried out in strict accordance with the approved CEMP.

REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

INFORMATIVES:

Bats There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

Nesting Birds All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August, but some species are known to breed outside these limits.

Lighting The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can

deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

An appropriate assessment was carried out which concluded that -

Application can be positively determined with no likely negative impact to Chilmark Quarries SAC, subject to suitable mitigation measures being secured by condition and implemented.

Natural England were consulted on the appropriate assessment and provided the following comments

No objection – Subject to mitigation

Natural England notes that your authority, as competent authority under the provisions of the Habitats Regulations, has undertaken an Appropriate Assessment of the proposal, in accordance with Regulation 63 of the Regulations. Natural England is a statutory consultee on the Appropriate Assessment stage of the Habitats Regulations Assessment process.

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of the Chilmark Quarries SAC. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England is satisfied and thus we have no objection to the proposals, providing that all mitigation measures are appropriately secured in any permission given.

Protected Species

Natural England has produced standing advice[1] to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

National Landscape (NL)

Whilst it is suggested that the proposals will not interfere with the Cranborne Chase NL, Natural England recommends that the Cranborne Chase NL Team is fully consulted over any implications of the proposals on the designated landscape of the NL. Their knowledge of the location and wider landscape setting of the development should help to confirm whether or not it would impact significantly on the purposes of the designation. They will also be able to advise whether the development accords with the aims and policies set out in the NL management plan. Any decision should take full account the NL Team's advice and give the necessary weight to the relevant Cranborne Chase NL Management Plan policies.

9.6 Neighbour amenity

WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensuring that appropriate levels of amenity are achievable within the development itself.

The NPPF includes that planning should '*always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.*

Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this therefore needs to be carefully considered accordingly.

The proposed extension to Howards House Hotel is located to the south of the building, there are no immediate neighbours to the south and therefore this element and the associated internal works are not considered to have a harmful impact on neighbour amenity.

All comments from the third parties have been noted, read and taken account of when reaching a balanced decision on these applications.

The proposed car park and associated footpath is located to the east side of the road with the access to the new car park via an existing vehicular access which serves Teffont Manor. Teffont Manor is a residential property comprising a number of flats. Third party objections and comments have been received for this application and these are concerned predominantly by the noise and disturbance caused by the new 14 space car park next to their homes. The concerns raised relate to potential issues caused by the shared access being single width and no means to pass; concerns relating to the general noise and disturbance for the cars, people, doors closing etc; safety and loss of privacy with users of the car park walking around Teffont Manor in error.

The third party representations comment that they consider the parking too far away from the hotel and that parking should be provided by the hotel itself.

Officers consider that there is likely to be some noise and disturbance as is inevitable through the introduction of the car park and associated vehicle movements. The car park is to provide for 14 spaces only, so the number of vehicles is limited to a degree. It is unlikely that the car park will be used at capacity every day, all day, therefore the impacts are considered to be on balance acceptable. It is understood that appropriate signage will be needed to ensure that visitors park correctly in the right places and do not enter Teffont Manor or enter private property.

On balance, it is not considered that there is a significant impact on neighbour amenity to warrant a reason for refusal in this instance.

9.7 Flood Risk

The application site lies partly within flood zones 2 and 3. During the course of the application, the reduction in the size of the proposed car park has allowed this element of the proposed works to be located outside of the flood zones.

The hotel itself along with the location of the proposed conservatory is located within flood zones 2 and 3. It is understood that as the proposals are for a dining area in association with the hotel and not for additional accommodation ie bedrooms that this could be considered as "less vulnerable" in terms of the vulnerability classification.

The applicant has provided some details in relation to flooding within the planning statement, the details provided are not sufficient in terms of mitigation for the conservatory. However, should the application be approved; it could be conditioned that flood mitigations measures which could include a flood evacuation plan are provided for consideration by the Local Planning Authority prior to commencement of works.

Given that the site is an existing hotel which can be used as such and that the works are to provide a larger dining area and car park, it is not considered that refusal reasons relating to flood risk are warranted in this instance.

10. CONCLUSION – the ‘planning balance’

Whilst it is acknowledged that the applicants wish to increase the dining area to allow for more covers in the restaurant and the need to provide a larger car park. There are public benefits through the proposals however it has not been evidenced that the business model could work at this site. Significant harm has been raised regarding the impact on the listed building and conservation area, it is not considered that the benefits outweigh the harm.

PL/2024/07428 (full)

RECOMMENDATION That the planning application be REFUSED planning permission for the following reasons –

The proposed erection of a conservatory to the south elevation of Howards House Hotel due to its siting, scale and design is considered to have a significant impact on the character and appearance of the grade 2 listed building and its setting within the conservation area e. Furthermore, the creation of the new car park along with footpath and associated lighting, hard surfacing and inevitable signage is considered to have a significant impact on the setting of adjacent listed buildings and the conservation area. The proposals would therefore fail to preserve the character and significance of Howards House and would fail to preserve the setting of the church and Manor (both listed buildings). contrary to the aims of S66 and S72 of the Planning (Listed Building and Conservation Areas) Act 1990 , the NPPF and core policies 57 and 58 of the Wiltshire Core Strategy.

PL/2024/07589 (lbc)

RECOMMENDATION That the LBC application be REFUSED planning permission for the following reasons –

The proposed conservatory and associated internal works are considered to have an unacceptable impact on the character and appearance of the grade 2 listed building Howards House Hotel. The siting of the proposed conservatory on the south (principle) elevation combined with its scale and design creates a significant and incongruous addition to the detriment of the character of this heritage asset. The proposal would therefore fail to preserve the character and significance of Howards House, contrary to the aims of S16 of the Planning (Listed Building and Conservation Areas) Act 1990, the NPPF and core policy 58 of the Wiltshire Core Strategy.