

CASE OFFICER'S REPORT

Application Reference: 18/01486/LBC
Date of Inspection: 2/3/18
Date site notice posted: 2/3/18
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POLICIES

Wiltshire Core Strategy Policies CP57 and CP58
National Planning Policy Framework

ISSUES

Impact on character and fabric of listed building.

REPRESENTATIONS

Parish Council – no objections

ASSESSMENT:

Policy and guidance

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

Paragraph 132 of the NPPF states that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. ... Significance can be harmed or lost through alteration or destruction of the heritage asset.... As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.”

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

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

Consideration

The work sought for approval is retrospective and so currently unauthorised and this application seeks to regularise that work.

The work undertaken is dealt with by turn below:

Installation of three pairs of replacement timber windows

These timber windows replaced former aluminium windows with the same opening arrangements. The aluminium windows were not historic and these timber windows, whilst not exactly of the type

we would advise today nevertheless are an improvement to the character of the building over the aluminium examples.

Installation of timber french doors

This is a small deviation from a 2009 listed building consent and these doors do not compromise the historic integrity of the listed building.

Replacement uPVC patio door and window in lean-to

Whilst uPVC as a product is to be avoided on a listed building, it is acknowledged in the building's history that uPVC was introduced prior to it becoming listed. The uPVC door and window in question here replaced earlier uPVC examples and therefore this has not altered the character of the listed building. In the long term it is hoped that these uPVC items could be replaced with a more appropriate material.

Installation of metal flue for AGA

This is a metal flue and finished in black. As such it matches the other metalwork on the building, such as the rainwater goods. This is an acceptable feature that has not resulted in harm to the character of the listed building. There is a small amount of historic fabric that has been removed. However, this is a minimal amount of brickwork to create the hole for the flue. This loss has not compromised the historic integrity of the listed building.

Internal and external metal straps to stitch together a crack in the wall

These straps were deemed necessary in 2012 to help deal with a crack in one of the gables. These straps are an honest repair that has not affected the character of the listed building. The straps were intended to solve the problem and thereby save historic fabric from needing a more drastic remedy. Therefore there are no objections to this work.

Conclusion

For the above reasons the works have resulted in no harm to the character and fabric listed building.

An informative should be put on the decision to inform future decision-makers that the uPVC window and door would ideally be replaced with traditional alternatives when they next need to be replaced.

RECOMMENDATION:

Approve