

CASE OFFICER'S REPORT

Application Reference: 18/01125/LBC
Date of Inspection: 12/2/18
Date site notice posted: 12/2/18

POLICIES

Wiltshire Core Strategy Policies CP57 and CP58
National Planning Policy Framework

ISSUES

Impact on character and fabric of listed building.

REPRESENTATIONS

Parish Council – Support

ASSESSMENT:

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

Paragraph 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.

This is a Grade II listed timber framed building in Keevil. The application seeks to insert two new oak posts internally in order to prevent further structural movement.

The timber frame structure has been moving due to a number of factors, and there is evidence of structural movement of a beam at the front of the property.

The agent for this case is a structural engineer and a full structural report and solution to the problem have been submitted with this application.

The solution put forward is to add two new oak posts to pick up the compromised beam at different points in order to restore some vertical structural load bearing capability in the frame.

This proposal is entirely within the character of the listed building, being a timber frame building, and would therefore be an acceptable approach to this problem. The character of the listed building would not be harmed.

The intervention is intended to stop further movement of historic fabric and provide greater support. Therefore this scheme would not result in the loss of any historic fabric and would in fact preserve the historic fabric for the foreseeable future.

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

RECOMMENDATION:

Approve