SCRACE ARCHITECTS

TEN
The Old Fire Station
2 Salt Lane
Salisbury
SP1 1DU

01722 658048

FAO Hester Jay
Planning Enforcement Officer (South)
Development Management

Development Services
Wiltshire Council
PO Box 2281
Salisbury
SP2 2HX

16 June 2023

Subject: FW: Alleged unauthorized new roof with skylights/roof lights - 60a Winchester Street, Salisbury, SP1 1HL (ENF/2023/00002)

Project Ref: 23_107 60A

Retrospective planning permission for 60A, Winchester Street, Salisbury

Incorporating Design, heritage and access statement.

Dear Hester

SCRACE ARCHITECTS were approached by Mr Andrew Haine to investigate the above enforcement notice. In previous correspondence with Mr Haine you have explained that he will have to make a retrospective planning application and associated planning application for the infill roof which was built by a previous owner in the space between the 60 and 62. This was built to provide a sheltered access from the shop at 60A and the workshop at the rear of the property.

Statement of historical significance:

Nos 56 to 60 (even) SU 1430 SE 2/603 II GV 2. Mid CI9 refronting of C18 building. 2 storeys Grey brick, No 58 painted. Gable end old tile roof hipped over corner with Pennyfarthing Street. Nos 56 and 60 have 2 windows each on lst floor, No 58 only one, recessed sashes, later glazing. No 58 has plain plastered shop front returned- for one bay to Pennyfarthing Street, frieze and cornice over. House door to left of shop of 6 fielded panels with semicircular fanlight. No 58 has one window ground floor and 4 panel door with semicircular fanlight. No 60 has one window to right, similar door and double doors to left. Earlier brick work and base of chimney stack to rear.

Previous planning applications connected to this property.

- S 2005 1739

- S2012 0865
- 13/06623/FUL
- 17 05779 LDC
- 19 00571CLE

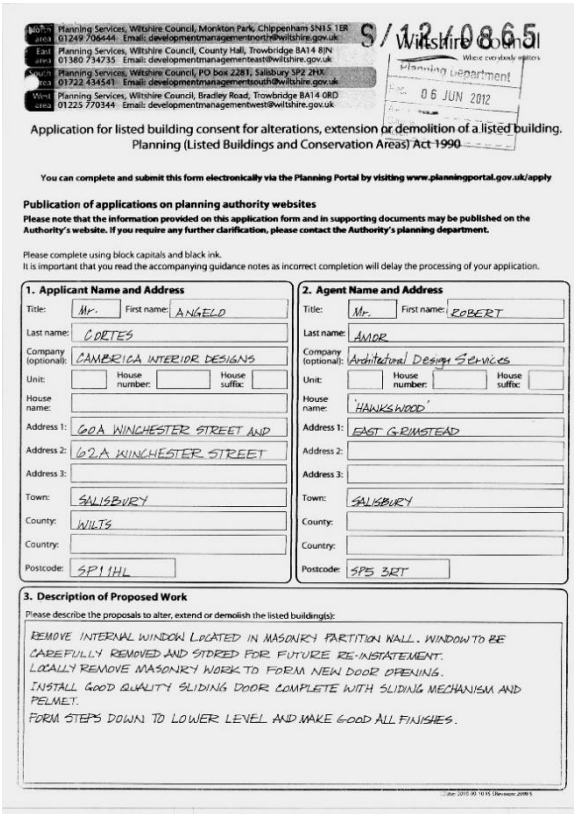
Outlined below we will explain how this situation has developed over the years from a planning application and historic photographs taken. Put simply:

1. Prior to 2012 Original temporary.
2. Prior to purchase Semi-permanent improvements
3. Post purchase Permanent improvements

1. Temporary Roof - 2012

In a historic planning permission S/12/0865, stamped by the Wiltshire planning office on 06 Jun 2012. This application was requested to make an opening between 60 A and 62 as detailed in the application and the plans below.

Prior to this the space had still been used as a shop and it is likely that this covering extends back further. Below is a photo that clearly shows that in 2012 a form of covering had already been built in the gap between 60 and 62.



Planning Services, Wiltshire Council, Monkton Park, Chippenham SN15 1ER 01249 706444 Email: developmentmanagementnorth@wiltshire.gov.uk
Planning Services, Wiltshire Council, County Hall, Trowbridge BA14 8JN 01380 734735 Email: developmentmanagementeast@wiltshire.gov.uk
Planning Services, Wiltshire Council, PO box 2281, Salisbury SP2 2HX 01722 434541 Email: developmentmanagementsouth@wiltshire.gov.uk
Planning Services, Wiltshire Council, Bradley Road, Trowbridge BA14 0RD 01225 770344 Email: developmentmanagementwest@wiltshire.gov.uk

S/12/0865

Wiltshire Council
Where everybody matters

Planning Department
Rec. 06 JUN 2012

Application for listed building consent for alterations, extension or demolition of a listed building.
Planning (Listed Buildings and Conservation Areas) Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.
It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	Mr.
First name:	ANGELO
Last name:	CORTES
Company (optional):	CAMBRICA INTERIOR DESIGNS
Unit: / House number: / House suffix:	
House name:	
Address 1:	60A WINCHESTER STREET AND
Address 2:	62A WINCHESTER STREET
Address 3:	
Town:	SALISBURY
County:	WILTS
Country:	
Postcode:	SP1 1HL

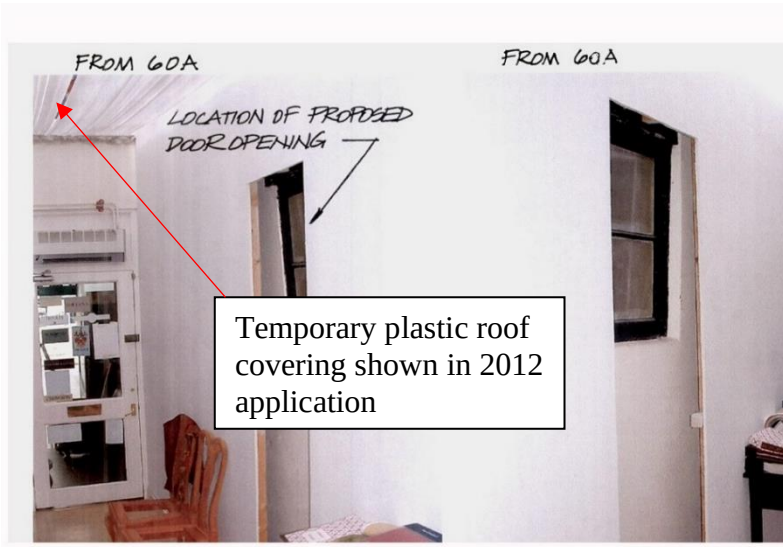
2. Agent Name and Address

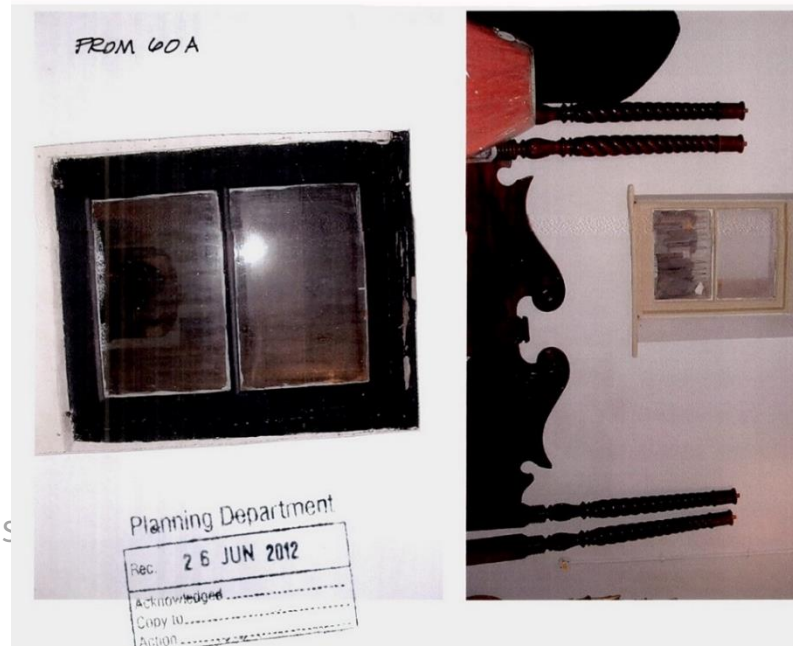
Title:	Mr.
First name:	ROBERT
Last name:	AMOR
Company (optional):	Architectural Design Services
Unit: / House number: / House suffix:	
House name:	'HAWKSWOOD'
Address 1:	EAST GRIMSTEAD
Address 2:	
Address 3:	
Town:	SALISBURY
County:	
Country:	
Postcode:	SP5 3RT

3. Description of Proposed Work

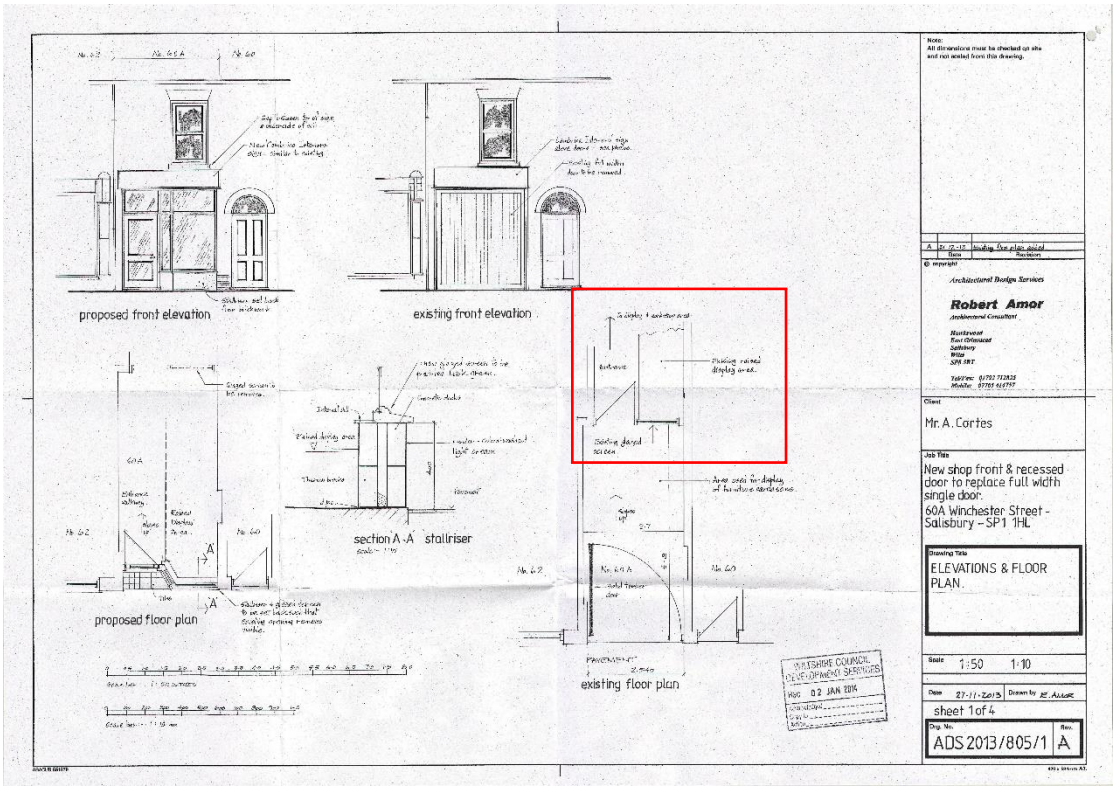
Please describe the proposals to alter, extend or demolish the listed building(s):

REMOVE INTERNAL WINDOW LOCATED IN MASONRY PARTITION WALL. WINDOW TO BE CAREFULLY REMOVED AND STORED FOR FUTURE RE-INSTATEMENT.
LOCALLY REMOVE MASONRY WORK TO FORM NEW DOOR OPENING.
INSTALL GOOD QUALITY SLIDING DOOR COMPLETE WITH SLIDING MECHANISM AND PELMET.
FORM STEPS DOWN TO LOWER LEVEL AND MAKE GOOD ALL FINISHES.



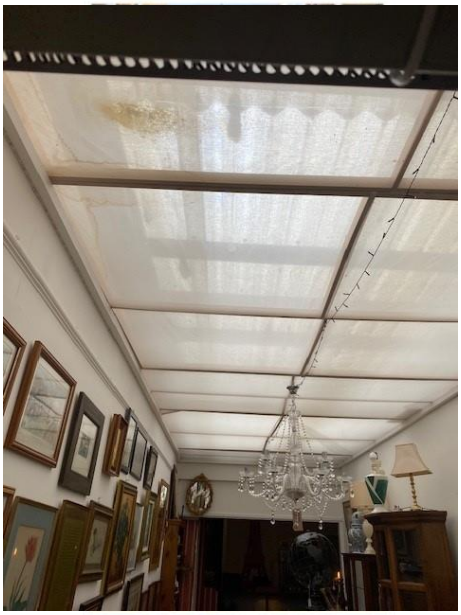


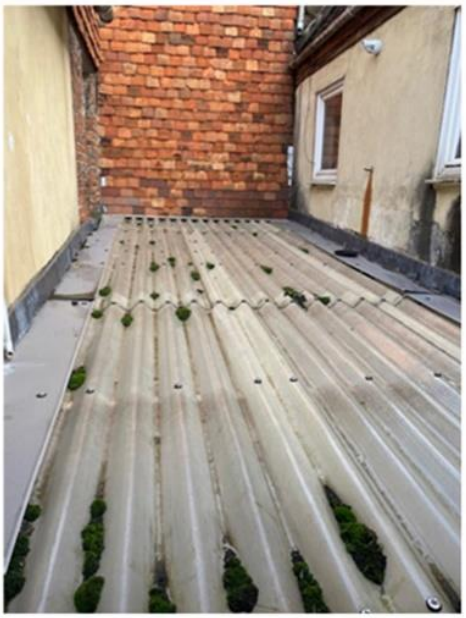
The planning application made in 2013 and granted in 2014 shows the roof must have been solid enough to provide a waterproof environment as it shows an **'existing raised display area'** as shown below.



2. Semi-permanent.

The infill roof was not instigated and built by our client who purchased the property in 2021. However, somewhere between the 2012 application and the purchase of the property it appears the roof was reinforced (see photos below).





A further planning application (19/00571/CLE) was made and a change of use to residential dwelling from workshop was granted on17/01/2019 based on evidence shown below from the decision document.

Based on the evidence submitted to the Council and the representations received, it is considered that the evidence provided by the applicant does demonstrate that on the balance of probability the workshop has been occupied as a single dwelling for a continuous period of at least four years prior to the date of this application.

On purchasing the property Mr Haine sought to make good the existing roof over the shop in 60A. To ensure the proper protection of his property, the contents of the shop and the existing electrical and mechanical installations Mr Haine thought it beneficial to improve the roof installation. This action was also in line with the recommendations of his surveyor, Stephen Linard, in homebuyers report below:

Arrangements should be made for the provision of better quality roof in association with future refurbishment.



3. Permanent Improvements

Subsequent photographs supplied by Mr Haine demonstrate how the construction had been consolidated and a more permanent structure installed from 2021. Our retrospective planning application is therefore for the roof which has become a solid part of the building fabric of 60A. This was constructed by the current owner Mr Haine who had no knowledge that this infill did not historically have listed building consent.



This final construction has incorporated a solid timber roof construction fixed with metal joist hangars into perimeter roof timbers. Trimmers have been constructed to support and provide upstands for the roof lights. The roof finish has been made integral with these upstands and the roof lights providing a robust waterproofing seal to the space below. The roof covering also provides upstands chased into the perimeter walls completing the seal with the space below. It provides a solid waterproof cover to the space between the shop and the workshop enabling this area to be fully utilised as part of the shop.





As shown by the plans and views we have submitted with this application there is little or no visual impact on any of the surrounding area and it can only be seen from the two windows adjacent the roof in the wall of 62. Also, in these circumstances, where this is completely surrounded by the rooves and all of the surrounding buildings it should be concluded that this roof has negligible impact on the listed building but has come to utilse successfully the space between the buildings, providing light and dry access between front and back of 60A.





Reconstructed roof as refurbished by Mr Haine after his purchase in 2021.

In Summary

This report on the history of this addition to the listed building forms the design and access statement and has been submitted as part of the listed building application in the Planning Portal with the drawings we have uploaded noted below.

- SK001 Section and illustrated views of existing infill roof 60 A
- SK002 Roof Plans
- Design, Heritage and Access Statement.

An application fee of £0 for this application has been paid on the planning portal. If you have any queries in relation to this application, please do not hesitate to contact our office.

Yours sincerely,

Peter Smith

For and on behalf of

SCRACE ARCHITECTS