CASE OFFICER'S REPORT

Application Reference: PL/2023/05168
Date of Inspection:
Date site notice posted: Sent to site owner
Date of press notice:

SITE ADDRESS: Clock House, The Avenue, Tisbury

PROPOSAL: Proposed replacement windows to the existing building

POLICIES

Wiltshire Core Strategy CP 58

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Chapter 16 of the NPPF (revised July 2021)

CONSULTATION RESPONSES

Tisbury Parish Council: no response received

REPRESENTATIONS

Salisbury Civic Society: they note that the application is contentious (presumably on the basis that they believe the windows to be the original ones). In respect of the details supplied, the lament the generic drawings and discrepancies between the existing windows and the proposed details, as well as a lack of information in respect of the glazing bead.

Officer response: the architect has now provided more detailed drawings and comments as follows:

'By way of brief explanation, each window surveyed is provided on the plans as a schedule in order to record the windows and to correspond with window numbers that are referenced on the plans and elevations. The schedule provides dimensions to each window across the house, including the sash/pane arrangement, fittings, cills and overall surveyed external opening. A series of photographs records the windows internally and externally as well as some detailed images of the current windows.

Broadly speaking, there are two types of window defined and detailed in the information provided. The windows that form the majority of the sash windows to the house are listed as a 'Type A' window and are the smaller sash windows, which vary slightly in size. The windows to the ground floor front elevation are listed as 'Type B' as they have a more intricate interior detail with integrated timber panelling and a window shutter arrangement. However, the details of the

actual sash windows are the same across the types in terms of glazing bar profiles, mouldings, fittings and bead profiles.

The details show the existing condition (single glazed) for type A and B, and then another series of drawings show the proposed condition (double glazed) for type A and B.'

THE HERITAGE ASSET

The Clock House is a grade II listed building, spot listed in 2005. The list description reads:

Constructed in 1828 for Thomas Osmond, Clockmaker. Possibly attributable to his son, William Osmond, Mason and Sculptor to Salisbury Cathedral, appointed 1818. Constructed of randomly coursed though very finely jointed local Upper Portland limestone ashlar under a hipped Welsh slate roof. Chimney shafts of hand made brick. ***All windows, save one, and external doors are fabricated of uPVC****. Plan of simple three-cell arrangement, two single-celled wings, attached, though with no internal connection, to the main block, flank a central range comprising four rooms on the ground floor, arranged each side of a stair and entrance hall; similar arrangement above.*

EXTERIOR: Façade of five bays composed of two single storey wings or pavilions, slightly set back and flanking a central range of three bays and two storeys. Left-hand wing, with a slightly raised ridge, retains a single late Victorian sash window of two pane sashes, the right-hand wing has a corresponding blind opening. Main range comprises three windows at first floor with two windows and a central door on the ground floor; all are formed of uPVC. Door, with pretty stained glass fanlight, is surmounted by an attractive canopied porch comprising a deep open pediment on carved stone brackets. Each bracket has a boss, one with the monogramme 'T.O.', the other with the date 1828. Above the porch there is a little inset lunette with 'Clock House' painted within. Secondary elevations are very plain, though all are finished in the finely jointed randomly coursed limestone ashlar. Rear windows and door are also formed of uPVC. Chimney shafts, axially located on the return elevations are formed of brick, the left hand one retaining a Portland stone coping with moulded detail. Interior of the left-hand wing is very plain, that of the right-hand one fitted out as a stable with a hand worked timber stall, panelling, all finished in limewash.

INTERIOR of main range comprises two polite rooms to the front with service rooms to the rear, all arranged around the central open-string stair with stick balusters, turned newels and moulded hardwood hand rail. Much early C19 joinery remains, with window linings and architrave, panelled doors and architraves, picture and dado rails in the front rooms and hall. Right-hand front room has a pair of part-glazed recessed cupboards with recessed panelled doors and a chimney piece, possibly of later C19 date with grate incorporating glazed tiles. First floor rooms are very plain, though retain early C19 two panelled doors and architraves and dado rail to stair landing.

HISTORY: The house was built in 1828 for Thomas Osmond, a noted local Clockmaker (he fabricated the church clock at Tisbury) and one of a dynasty of such craftsmen. It is suggested that it was Osmond's son William (appointed Mason to Salisbury Cathedral in 1818) who built the house for his father in 1828 and indeed furnished his head stone on the death of the older Osmond in 1833. This distinctive memorial, gothic in style and incorporating a clock, still stands in the church yard at Tisbury. William Osmond was one of Pugin's craftsmen who worked with him at Salisbury Cathedral. Osmond was a prolific sculptor and mason, carving a series of tablets in churches throughout the county and a range of pieces in Salisbury Cathedral.

It is also within the Tisbury conservation area for which there is an adopted appraisal.

THE PROPOSALS

The application is for replacement windows. The agent says:

'Whilst efforts have been made to maintain the current windows, they are nearing the end of their useful lifespan. The south elevation prone to more severe climate conditions have seen an accelerated degradation over the last few years.'

The proposal is to replace the existing single-glazed sash windows with '*new hardwood traditional sliding sash windows to match the existing*' and to enhance the performance of the glazing to a '*clear toughened slim conservation glazing'*.

THE LEGISLATIVE/POLICY FRAMEWORK

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 says:

'*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority…… shall have special regard to the desirability of preserving the building* ***or its setting****….'*

Paragraph 197 of the NPPF says:

'In determining applications, local planning authorities should take account of:

The desirability of sustaining and enhancing the significance of heritage assets……'

Paragraph 200 says:

'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.'

ASSESSMENT

As the listing description notes, the windows at the time of listing (aside from one) were PVCu. Indeed, the following is photo from 2008:



As such, the windows are not historic but are of a design and style appropriate to the character of the building. The proposals would therefore not entail the loss of historic fabric or glazing, but would potentially, have a visual impact in view of the double-apparency. Were this building part of a terrace (of similar single-glazed windows), then the potential double reflection would be a cause for concern, however, in this situation, the building stands on its own and is set back in the plot.

In respect of window details, a greater level of information has been supplied during the course of the application and is now considered sufficient to understand the impact of the proposed new joinery on the appearance of the building. The proposed windows are considered of an appropriate design.

In conclusion, the proposals would not harm the significance or appearance of the listed building and are therefore in accordance with section66 of the Planning LBCA Act 1990 as well as core policy 58. In respect of the impact on the Tisbury CA, the proposals would have a neutral impact and as such, would accord with Section 72 of the same act, as well as core policy 58.

RECOMMENDATION: APPROVE with conditions