CASE OFFICER'S REPORT

Application Reference: PL/2023/04894
Date of Inspection:
Date site notice posted: Sent to site owner
Date of press notice:

SITE ADDRESS: Flat, 28 George Street, Warminster, BA12 8QB

PROPOSAL: 'internal Alterations and Refurbishment of existing flat at 28 George Street. This has been revised to refer only to the proposed insulation on the upper floor.

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

Warminster Town Council: no objection

REPRESENTATIONS

None received

THE HERITAGE ASSET

25-36 George Street is a grade II listed building. The list entry reads as follows:

'Typical circa 1815-1830 terrace in various builds. 3 storeys. Red brick with one window each. Stone cill bands to 1st and 2nd floors, moulded stone cornice on brick modillions, brick parapets and stone cope, with Nos 35 and 36 slightly ramped up. Nos 30 to 34 have stone lintels grooved as brick arches. Glazing bar sash windows alternating with blind panels, all with brick flat arches/lintels and moulded keystones. 1st floor windows segmental headed, Nos 30 and 31 late glazed sashes, No 34 casements; ***Nos 27 and 28 have no blind panels****. Nos 25,* ***28,*** *29 and 35* ***retain ground floor windows,*** *the rest have modern shop fronts and*

alterations or business premises. ***6 panel doors*** *to Nos 26,* ***28****, 30 (modern) and 33. No 34 has traceried fanlight. No 35 has a pair of modern fanlights. End treatment of No 36 with slight set back and bands and cornice returned; 1st floor cill of No 36 has "George Street" cut into it. Some stonework at rear (Nos 30 to 33 especially, which have a cornice).'*

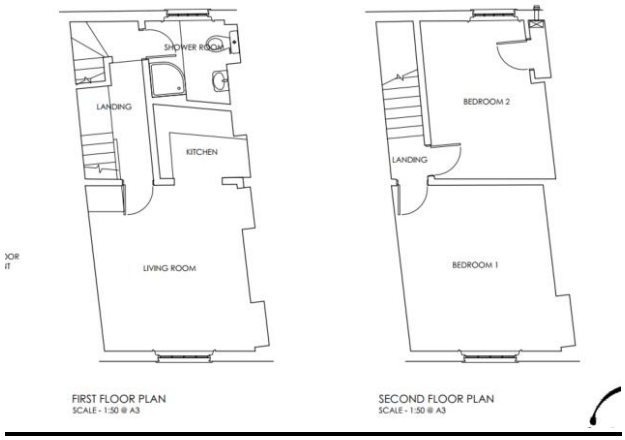


Clearly there have been works since the building was originally listed

It is also within the Warminster conservation area.

THE PROPOSALS

The works relate to the flat which is on the first and second floors, accessed via a staircase leading up from the 'front' door.



The agent summarises the work:

PROPOSED WORK : The proposed works for the upper floors of 28 George Street involve a series of internal alterations aimed at improving the liveability of the space. Specifically, the works include:

1. Refurbishment of Existing Sliding Sash Windows: The existing sliding sash windows will be refurbished to improve their function while retaining their historic character. This includes repairing any damage to the frames and sashes, replacing any damaged glazing, and ensuring that the windows operate smoothly.
2. Installation of Kitchen and Shower Room: A kitchen and shower room will be installed on the upper floors to improve the functionality of the space. The installation of these amenities will be done in a manner that minimizes any impact on the historic fabric of the building.
3. Insulating of the Roof to the Rear Bedroom: The roof to the rear bedroom at second floor level will be insulated to improve energy efficiency and reduce heat loss. The insulation will be installed in a manner that does not compromise the historic character of the building.
4. General Decoration Throughout: The upper floors of the building will be redecorated to improve the appearance of the space. This includes painting and decorating, as well as any necessary repairs to the plasterwork and other decorative elements.

It appears that the work, with the exception of the insulation, has been completed.

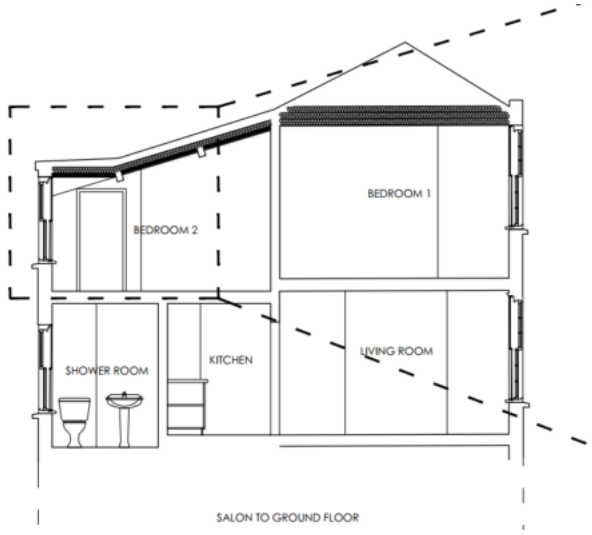
Window works
The application includes repairs to the sash window. On the basis that they are repairs, rather than replacement of the window**, the works would not require listed building consent**.
The application also includes the installation of secondary glazing, which too, does not always require consent. The system has been designed to sit well back from the window and for the arrangement to correspond with the window architecture so that it should not be apparent when viewed externally.

Installation of kitchen and shower room
The agent has confirmed that the floor plan remains unchanged hence no proposed plans. As confirmed in an email from the agent:

'It may not have been made clear, but the kitchen and bathroom install has been completed. This is in the locations shown on the existing plan. There are no further plans for additional kitchens or bathrooms, or dividing the property into 2 flats.'

The insulation of new fixtures and fittings **does not require listed building consent**.

Insulation



To be two layers of Rockwool insulation laid between over the joists.

The agent has clarified that:

'There is no cornicing in bedroom 2 (or bed 1) The insulation is to be fixed to the underside of the ceiling and plasterboarded as shown in the section. All of the existing fabric is to be retained.'

This would appear to be the only work that requires listed building consent, hence the application description has been amended with the agreement of the agent.

Repairs
Doesn't need consent provided done in appropriate materials ie such that there is no impact on the character of the listed building.

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

The agent has confirmed that no decorative features will be impacted by the installation of the insulation and that the existing ceiling will be retained and under-boarded (and as such, the work would be reversible).

The proposals would not harm the significance of the listed building and are therefore considered to be in accordance with Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990, as well as Core Policy 58 and the requirements of Chapter 16 of the NPPF.

RECOMMENDATION: APPROVE with conditions