CASE OFFICER'S REPORT

Application Reference:	PL/2023/05781
Application Type:	Approval of details reserved by a condition
Site Inspection:	
Consultation ends:	27 July 2023
Case officer:	Meredith Baker

Site Address:	50-52 Northgate Street, Devizes, SN10 1JJ
Proposal:	Discharge of conditions 3, 4, & 5 of planning application PL/2023/01287 (Change of use of existing building to single dwelling, internal and external alterations and associated works)
Recommendation:	Approve

Planning Policy

National Planning Policy Framework (2021) (NPPF)
Wiltshire Core Strategy (WCS, 2015)
Devizes Area Neighbourhood Plan (July 2015)
Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990
Planning Practice Guidance (PPG)

Consultation Response

Conservation Officer (Final comments): No objection.

Proposal

The discharge of conditions 3, 4 and 5 pursuant to planning reference PL/2023/01287

Condition 3:

No works shall commence on site until details of the all external materials (including but not limited to; roof material, metal rainwater goods, extractors, flues and vents) to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

Condition 4:

No works shall commence on site until details of all new or replacement internal joinery, including doors, door linings, architraves, beading, skirtings and shutters, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the so approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed with the Local Planning Authority before works commences in order that the works are undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

Condition 5:

No works shall commence on site until details of all new external window and door joinery have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, colour, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the so approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed with the Local Planning Authority before works commences in order that the works are undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

Assessment

The following information has been submitted to discharge the above conditions:

- Covering Letter from PKA Architects dated 12-07-2023 and dated 2047-Condition Discharge 1
- Working Details 2 – Elevations and Section – Drawing No. W2-2047-W1.dwg
- External door to new rear porch Joinery Details – Drawing No. Door1-2047-W1.dwg
- Email from M Clifford on behalf of PKA Architects Ltd dated 24/07/2023 proposing 125mm diameter cast iron terminals instead of the plastic terminals previously proposed, with image.

The Council's Conservation Officer has reviewed the submitted information. In relation to Condition 3 the feather edge boarding, natural slate and rainwater goods were acceptable. Then following the additional email dated 24/07/2023 regarding the cast iron terminal, this was considered acceptable. As such this condition is deemed acceptable to discharge.

Regarding Conditions 4 and 5, the submitted details were considered acceptable by the Conservation Officer. It is also noted under the covering letter that it has confirmed that except for the new door to the rear porch, all existing windows and the double front doors are to be retained and refurbished.

Conclusion

It is confirmed that the details submitted are acceptable to discharge conditions 3, 4 and 5 of PL/2023/01287. The development should proceed in accordance with these approved details.

RECOMMENDATION:

Approve