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HERITAGE STATEMENT

PROJECT – Change of use from Office to Residential Annex

JOB NO – 2324

DATE – July 2023

PURPOSE – Planning Submission

REF – 38 Church Street/Planning/Heritage Statement

REV –

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Photograph 1 - View from Church Street, Calne

Project:

The change of use of the building. ‘Use Class’ to be changed from E: Commercial, Business and Service to C3: Dwelling Houses. This is so it can become an ancillary to 23 The Green.

Application:

Over the years the building has been used as several different types of shops, such as a cycle shop. The last time the building was occupied for commercial use was in 2004, which was as a clothing store. Since then, the building has been unoccupied and recently converted from a shop to an office arrangement (refer to photograph 4). This did not require planning permission as both are covered under the same class. Unfortunately, it appears that the space used as an office is still as undesirable as a shop is in this location.

In 2009 the current owners, who also own 23 The Green, Calne, SN11 8DJ (which is Grade II listed), carried out work in the rear enclosed courtyard adjacent to 38 Church Street under application ref N/04/03482/LBC. As part of the work, the south side of 38 Church Street, which had previously been used as a showroom, was removed and replaced with a stone boundary wall with double doors to create an enclosed courtyard garden to 23 The Green.

In 2010, under application ref 10/01037/BN, the west elevation gable of 38 Church Street was rebuilt due to concerns of bowing walls and the roof collapsing into Church Street. Further work under this application also included sections of the roof timbers being replaced, new steel beams installed and a new internal leaf of masonry constructed to the north external wall.

In 2015, planning approval was granted for application 15/04624/FUL for the external repairs and alterations that included roof and rainwater goods repairs.

More recently in 2022 under applications PL/2022/03881 and PL/2022/7548, a certificate of lawfulness was requested on the property for its use to be changed to ancillary storage to 23 The Green. This was refused.

The Building in its Environment

Church Street is located in the centre of the town and runs parallel to Curson Street and New Road, which form part of the main road route (A4) through Calne from Chippenham towards Marlborough.

38 Church Street is not a listed building, but there are a number of Grade II listed buildings that surround the property, with the curtilage of 23 The Green being the nearest. The south external wall of 38 Church Street acts as the boundary wall to the rear enclosed garden of 23 The Green (refer to photograph 2).

Although 38 Church Street is not listed, there are listed buildings within the vicinity of the site, but none of them are near enough to 38 Church Street so that the proposed works affect the setting of them. The nearest listed building is 23 The Green that is also owned by the applicant. The two properties do share the rear courtyard, but with all adjustments to 38 Church Street being internal, the external appearance of both properties are not affected.

Image 1 shows the location of 38 Church Street and the other nearby listed buildings.



Image 2 shows that 38 Church Street is within a Conservation Area (blue hatching)

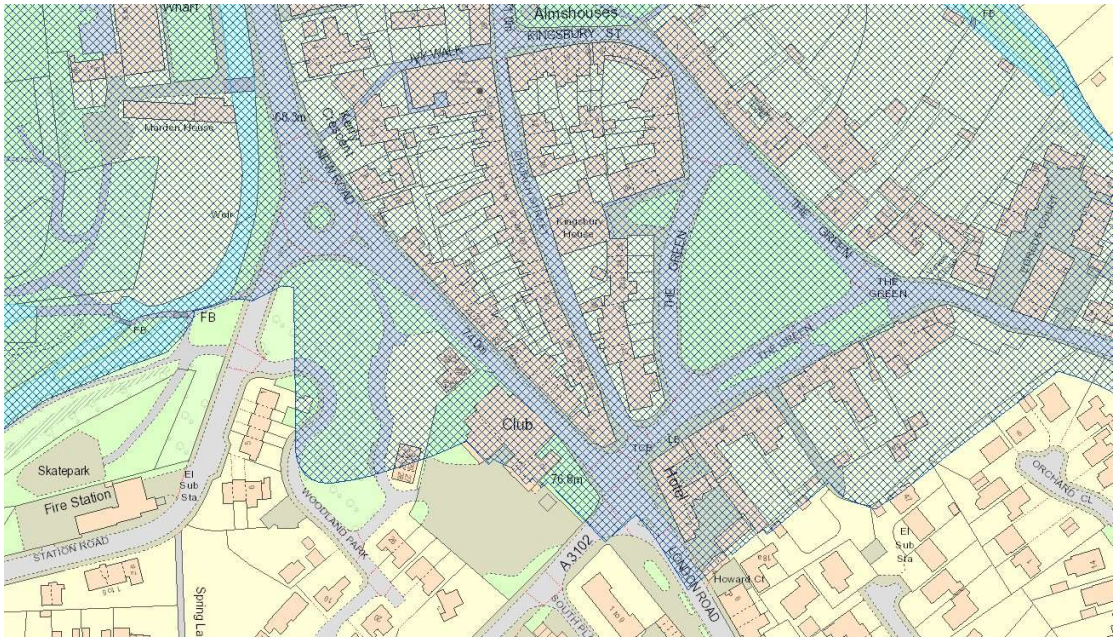

Image 3 shows that 38 Church Street is not located in a Flood Zone 2 and 3, but is in a Flood Zone 1.





Photograph 2 - View of the southern wall of 38 Church Street and the enclosed garden of 23The Green

The Area Affected by the Proposal

The proposed work to convert 38 Church Street from a commercial building into a residential annex to support 23 The Green will have no effect on the external style, features and shape of the existing building leaving the setting of any of the surrounding Listed Buildings unaffected by the proposal. The only change will be the renaming of some of the internal spaces and the use class.



Photograph 3 – View of northern wall of 38 Church Street



Photograph 4 – View of the internal entrance of 38 Church Street

Statement of Need

The current owners, since purchasing the property, have continued to maintain the building, and taking the required measures, when required, to prevent the building from falling into disrepair. However, the property has remained unoccupied for a number of years due to the current 'Class Use', which stipulates that it is solely used for the purpose of a commercial, business and services. With the building being located to the southern end of Church Street, it has become detached from the main shopping and commercial area of the town. This has reduced the desirability for a commercial property in a residential area.

To ensure that the property can continue to be maintained, and to once again become an occupied building, the owners have decided to apply for the building use to be changed from commercial to residential. This would allow the property to become attached to main dwelling and used as an annex.

Although, as confirmed in planning approval 15/04624/FUL, the building itself my not have the required floor area to be used as separate dwelling, it does have sufficient floor area to be used as an ancillary space to the main dwelling of 23 The Green, especially as 38 Church Street will still need to share the facilities of 23 The Green. This mainly relating to the amenity space (courtyard) as both properties have direct access to it.

Furthermore, allowing the building to be used as ancillary space to 23 The Green, does provide a real opportunity for the building to be once again used, rather than laying empty waiting for occupancy.

As already mentioned, 38 Church Street does have overlooking views of the residential courtyard of 23 The Green. This does cause privacy issues and concerns as well as safety issues. Therefore, it does appear prudent to allow 38 Church Street to become ancillary to 23 The Green. By doing this removes all the concerns of overlooking and safety.

The Proposals

The proposed work to the building can be set out below.

Internal Proposed Work

- Change of use from office to residential annex
- Change of use of internal office to living room
- Change of use of internal meeting room to bedroom

The Policies

Please see below policies that confirm that the application should be approved:

Class MA – Use Class E to Residential C3

In this policy, it stipulates that the building to receive a change of use from commercial to residential must have been vacant for at least 3mths. In fact, 38 Church Street has been vacant for a number of years despite the applicants trying different methods of use to allow the building to be reused, but to no avail.

However, Class MA does refer to permitted development, but as stated in this policy, the proposed change of use will therefore require planning approval, because of the following.

Currently, 38 Church Street is not within the curtilage of the listed building 23 The Green, and therefore does comply with class MA. However, it is intended that the property does become ancillary to the listed building of 23 The Green. If approval is given, then 38 Church Street will become part of the listed buildings curtilage. The proposed works will not affect the setting of the listed building as any alterations to 38 Church Street are internal and only require the change of use of the building.

The building is within a conservation area, but as mentioned above, there is no external works taking place that would affect the character or sustainability of the streetscape or the conservation area.

38 Church Street is not in a flood risk area, and therefore can be used for residential use without the requirement for improving flood protection methods.

Appendix 1

23 The Green Listing Information