Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
Tel: 0300 456 0114 Email: developmentmanagement@wiltshire.gov.uk

Wiltshire Council

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 1

Suffix:

Property Name: Porch House

Address Line 1: The Chantry

Address Line 2:

Address Line 3: Wiltshire

Town/city: Bromham

Postcode: SN15 2ET

Description of site location must be completed if postcode is not known:

Easting (x): 396265

Northing (y): 165149

Description:

Applicant Details

Name/Company

Title

Mr

First name

John

Surname

Gosling

Company Name

Address

Address line 1

1 The Chantry

Address line 2

Bromham

Address line 3

Town/City

Chippenham

County

Wilts

Country

United Kingdom

Postcode

SN15 2ET

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

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

The six panel back door to Porch House is made from softwood timber that has weakened with age, causing a number of practical issues:

- It will no longer take the burden of fixings, so hinges and door handles are insecure.
- The lower panels in the door have split. In the worst cases these allow substantial heat loss.
- The door is no longer flush with the threshold, increasing the rate of heat loss.
- The structure of the door has become articulated, it has to be opened and closed with care.

The result of this is that the door no longer provides either the security or heat retention consistent with its use in a family home.

The options for repair have been reviewed with an experienced joiner. They advised that a substantial amount of the existing timber would need to be replaced, requiring a complete dismantling of the door. In effect, they would be making a new door, reusing some elements of the old. The result would be a curious and inconsistent highbred of old and new materials.

We therefore plan to commission a new door to be made in a similar material, finish and design to the existing door. This will minimise the visual impact of any change, to protect the heritage of the building.

While completing this renewal, we will correct one visual anomaly, so in this one respect the plan is not visually a like for like repair. The existing door is both younger and larger than the original Jacobean door frame it occupies. The door has a classic six panel design, but when closed the top 25cms of the door is obscured by the frame. The visual impact of this is strange on the eye, and spoils both the appearance and the function of the rear entrance to the house. A photograph of the issue is included in the "Statement of Work" document attached to this application, and the heritage of frame and door are discussed in greater length.

We plan to rectify the visual anomaly by commissioning a bespoke door that repeats the existing six panel design, but will be made in the dimensions of the original door frame. In the process of fitting this, we will maintain and make good the frame and panel above the door. The Statement of Work document provides more detail of this solution.

Has the development or work already been started without consent?

◯ Yes
⊘ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

◯ Don't know
◯ Grade I
◯ Grade II*
⊘ Grade II

Is it an ecclesiastical building?

◯ Don't know
◯ Yes
⊘ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

◯ Yes
⊘ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

◯ Yes
⊘ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

◯ Yes
⊘ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

⊘ Yes
◯ No

If Yes, do the proposed works include

a) works to the interior of the building?

⊘ Yes
◯ No

b) works to the exterior of the building?

◯ Yes
⊘ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

⊘ Yes
◯ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

◯ Yes
⊘ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Three documents are provided to support this application:

1. A Statement of Work document prepared by the applicant, ref. "Statement of Work". This addresses the following topics:
- Building Structure and Floor Plan
- Heritage Impact Assessment, which includes a photograph of the existing door
- The Need for Repair
- Design Plan, which includes an impression of the proposed solution
- Materials Plan

2. An elevation scale drawing of the new door prepared by the Joiner who will make the door. Ref "CGosling door set out".
3. The copy letter from the Senior Conservation and Planning Officer at Wiltshire Council, responding to our Pre-application enquiry. Ref ENQ/2023/01062

Materials

Does the proposed development require any materials to be used?

- [x] Yes
- [ ] No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:
External doors

Existing materials and finishes:
The existing door and inner door frame were manufactured in an unidentified softwood. Externally, the door is finished in a gloss black paint to match the external door frame, Internally, both door and frame are finished in a white satin paint. The door furniture is a mixture of black painted and brass fittings. The door knocker is caste iron, finished in black. The door knobs and yale latch are brass. The rim lock is pressed steel finished in black.

Proposed materials and finishes:
We have discussed the choice of wood for the door with two joiners, both advise the use of Sapele, which is similar in weight to the existing material while minimizing the risk of shrinkage or warping in the finished product. We will retain the existing colour scheme, black externally and white internally. We will use linseed oil paint throughout, sourced from Ingilby.(https://www.ingilby.co.uk/linseed-oil-paint). Once in situ and finished, the door will be furnished with a newly manufactured, unlacquered brass rim lock in a style consistent with Georgian design, such as From The Anvil SCU35000 (https://ironmongeryplus.co.uk/from-the-anvil-35000-polished-brass-rim-lock-cover.html). Ideally, we would have liked this rim lock to accommodate a 5 lever action, to conform with the requirements of our insurer. However, we cannot source a five lever action in a design of rim lock that is consistent with the historical context of the door. So we plan to use a 3 lever action with as much sympathy of design as we can achieve. We will also fit a Yale latch and security lens, as fitted to the current door. These will be coloured to be as obscured as possible. The door knobs will be in unlacquered brass. We intend to reuse the existing iron door knocker, cleaned and finished in black.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [ ] Yes
- [x] No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- [x] Yes
- [ ] No

If Yes, please provide details

The rear door can only be seen from one neighboring house to the south. The door faces south, so cannot be seen from the north. A substantial stone built oven hides it from view to the east, and from the west it is hidden by a high hedge line.

We have consulted with the neighbour who can view the door, who supports the proposal.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

◯ Yes
⊘ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

⊘ Yes
◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

ENQ/2023/01062

Date (must be pre-application submission)

08/08/2023

Details of the pre-application advice received

"In conservation terms, it is considered that the works are necessary for the preservation of the building and that the impact of the proposal on the significance of the heritage assets will be neutral and the requirements of the current conservation legislation, policy and guidance are considered to be met and there is therefore no objection to the approval of the pre-application."

The full response is attached to this application.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- [x] Yes
- [ ] No

If yes, please provide details of their name, role, and how they are related:

***** REDACTED ******

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- [ ] Yes
- [x] No

If No, can you give appropriate notice to all the other owners?

- [x] Yes
- [ ] No

Certificate Of Ownership - Certificate B

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Owner

Name of Owner:
***** REDACTED ******

House name:
Porch House

Number:
1

Suffix:

Address line 1:
The Chantry

Address Line 2:
Bromham

Town/City:
Chippenham

Postcode:
SN15 2ET

Date notice served (DD/MM/YYYY):
30/06/2023

Person Family Name:

Person Role

- [x] The Applicant
- [ ] The Agent

Title

Mr

First Name

John

Surname

Gosling

Declaration Date

21/07/2023

- [x] Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

John Gosling

Date

12/08/2023