CASE OFFICER'S REPORT

Application Reference:	PL/2023/05096
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	10 August 2023
Case officer:	Fiona Webb

Site Address:	10 Long Street, Devizes, Wilts, SN10 1NJ
Proposal:	Replacement of existing front door and repairing and repainting of existing windows.
Recommendation:	Approve with Conditions

Scope of comments: the following comments relate to the built historic environment.

Policy: From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Sections 16 (LBC) and 66 (PP) require that **special regard** be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay **special attention** to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The NPPF outlines government policy, including its policy in respect of the historic environment. Section 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 201-3 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 197 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

The Council's Core Strategy 'Core Policy 58: Ensuring the conservation of the historic environment' requires that designated heritage assets and their settings will be conserved and where possible enhanced. It is also required that distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. Proposals are required to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development…

ii. the retention and enhancement of existing important landscaping and natural features…
iii. responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.
Site: The site is a Grade II* listed building located within Devizes Conservation Area.

Proposal: The proposal seeks the replacement of an existing front door and the repairing and repainting of existing windows.

Relevant planning history: N/A

Issues: Impact on significance of listed building, impact on setting of listed buidings, impact on character and appearance of conservation area.

Assessment: Paragraph 194 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance. In this case, the application is accompanied by a “Design Statement” which provides sufficient information to understand the impact of the proposal and is proportionate to the scope. The requirements of the NPPF are therefore met in this respect.

10 Long street is a three storey Grade II* listed Georgian town house. The front elevation is constructed in red brickwork on a projecting stone plinth at aground level with brickwork panels. Both sides of the elevation are finished with stone quoins. Above ground and first floor windows is a stone capping spring course and above the second storey windows is a moulded stone cornice supporting a brick parapet with a stone cap. The windows have raised stone surrounds with moulded edging and are sash windows with 12 glazing panels (to ground & first floor) 9 glazing panels to second floor. All windows are painted white. The central recessed door of 6 fielded panels (2 glazed) is set in a stone surround with carved stone brackets, cornice and pediment. The door is painted white.

The front door is in a decayed condition with the joints between panels splitting up. The area of timber at the hinges is longer providing adequate fixing for the screws that hold the hinges in place to support the door. The existing paint is also cracked or flaking off. The condition of the windows are not as decayed and merely have flaking paint and decayed grout. Some of the glass panes are also cracked.
The proposed works seek to replace the front door with a new timber door purpose made to match the existing door with all panels and glazing to match the existing. All existing windows to the front elevation are to be repaired and repainted in gloss white to match the existing. The windows will be sanded to remove flaking paint. Broken/cracked glass panes are to be replaced. All areas of failing grout will be re-grouted to prevent any glass falling out.

In heritage terms the proposal is considered justified, subject to conditions.

Summary & conclusion: The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to

the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

The impact of the proposals on heritage assets will be neutral and the requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the application.

CONSULTATION RESPONSES:
None

REPRESENTATIONS:
None

RECOMMENDATION:
Consent

REASON FOR GRANTING ~~PERMISSION/~~CONSENT/~~REFUSAL~~:
The proposed works would preserve the special historic interest of the heritage assets in accordance with Section 16(2) of the Planning (Listed Building and Conservation Area) Act 1990 and NPPF section 16, because these works would have no detrimental impact on the historic fabric and would be of an appropriate material and detailing.

Conditions: (2)

1 The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The works hereby granted consent shall be carried out in accordance with the following approved plans and documents: 1. WM13 - Information Considered: Existing Floor Plans and Location Plan – dated 12/07/2023 Existing Front Door Photo and Proposed Elevation and Sections – dated 12/07/2023 Existing Elevations – dated 12/07/2023 Site Photos – dated 12/07/2023 REASON: For the avoidance of doubt and in the interests of the significance of the heritage assets and their setting.