CASE OFFICER'S REPORT

Application Reference:	PL/2023/05302
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	29 July 2023
Case officer:	Stefan Galyas

Site Address:	27 High Street, Royal Wootton Bassett, Swindon, Wilts, SN4 7AF
Proposal:	Replacement dormer windows (Resubmission of PL/2023/00431)
Recommendation:	Approve with Conditions

Site Description

27 High Street, Royal Wootton Bassett is a grade II listed building located on the corner of Wood Street and the High Street. It is surrounded by listed buildings and in the conservation area. It is believed to have C16 origins, with late C18 stone and applied timber framing. It is two storeys plus attic, has a C20 tiled roof and the dormer window dates from 1930s.

The list description states:

“House, now shop with office over. C16 fragments and late C18 stone, with applied timber framing. C20 tiled roof with 1 dormer of 1937. 2-storey and cellar, 2 bays, entrance in left, wider bay. Stacks at centre and gable. C20 shopfront. Timber casement windows to first floor. Building originally had rear open hall at right angles to High Street with fire blackened timbers. Remains of 2 cruck trusses with saddle apex and one surviving windbrace. Fire beams at ground floor level, in C18 front block. (1979 report by RCHM in NMR).”

The site is located on a prominent section along the High Street and has several listed buildings within its vicinity. The High Street provides a range of retail outlets, community facilities and public transport services.

The site is located within the Royal Wootton Bassett settlement boundary which is identified as a Market Town. The site is also within the Royal Wootton Bassett Conservation Area. The listed buildings within the site’s vicinity are primarily grade II listed.

Proposal

The application seeks planning permission and listed building consent for the replacement of the former front and rear dormer windows.

The proposed dormer windows would use a traditional timber flush casement window. The dormer windows would use a white paint finish.

Policies

Local Context:

Wiltshire Core Strategy (WCS) Adopted 2015

Core Policy 1 – Settlement Strategy

Core Policy 2 – Delivery Strategy

Core Policy 19 – Royal Wootton Bassett and Cricklade Community Area

Core Policy 57 – Ensuring High Quality Design and Place Shaping

Core Policy 58 – Ensuring Conservation of the Historic Environment

Royal Wootton Bassett Neighbourhood Plan Made 2018
Policy 7 – Development must consider local character

National Planning Policy Framework (NPPF) 2021
Paragraphs 2, 11, 12, 47, 110-112, 126, 130, 194, 195, 197 & 199-202

Planning (Listed Buildings and Conservation Areas) Act 1990
Section 66(1) – Special regard to be had to the preservation of a listed building or its setting.
Section 72(1) – Special attention to be paid to preserving or enhancing the character or appearance of a conservation area.

National Design Guide 2021

Assessment
Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.
Sections 66 and 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require the local planning authority, in considering whether to grant planning permission and listed building consent respectively, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72(1) of the same act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area in which the building and land are situated.

Key Issues
Principle of Development
Impact on the Character and Appearance of the Locality, Including Heritage Assets
Impact on Adjacent Neighbouring Occupiers

Relevant Planning History
PL/2022/00908 – Urgent repairs/ replacement roof covering including dormer window to Grade II listed building. Approved with conditions – 15/03/22.

PL/2022/03394 – Discharge of conditions 2, 3 and 4 from PL/2022/00908

PL/2023/00431 Listed Building Consent – Replacement Dormer Windows. Withdrawn 01/06/23

PL/2023/00418 – Replacement Dormer Windows. Withdrawn 01/06/23

Consultation Responses
Royal Wootton Bassett Town Council: No objection.

Wiltshire Council Conservation: No objection.

Representations
There were no letters of representation received in response to the application.

Principle of Development
The principle of altering an existing building located within the defined settlement framework is considered to be acceptable and in accordance with Core Policies 1, 2, 19 and 57 of the WCS.

Impact on the Character and Appearance of the Locality, Including Heritage Assets
Paragraph 195 of the NPPF requires the local planning authority to identify and assess the particular significance of any heritage asset that may be affected and take this into account when considering the impact of a proposal.
Paragraph 194 of the NPPF requires that the applicants describe the significance of any heritage assets affected, including any contribution made by their setting. In this case, the application is accompanied by a “Design and Heritage Statement” which provides sufficient information to understand the impact and scope of the proposals. The requirements of the NPPF are therefore met in this respect.
Core Policy 58 of the WCS requires development to protect, conserve and where possible enhance the historic environment. Designated heritage assets will be conserved and enhanced in a manner appropriate to their significance, including the special character and appearance of the Conservation Area.
Core Policy 57 of the WCS requires a high standard of design in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to draw on the local context and to complement the locality. It is required to respond positively to the existing townscape in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines.
There is no published Conservation Area appraisal or management plan for the Royal Wootton Bassett Conservation Area that sets out the key features of the area’s character. However, the Neighbourhood Plan states “Buildings within the town centre are from all periods of history, including the last sixty years. Whilst there are exceptions, the pattern in the High Street is of simple designs in brick under tiled roofs, the bricks frequently being used to create patterns in the building.”. Policy 7 of the Royal Wootton Bassett Neighbourhood Plan also requires development to respect local character and where possible enhance heritage assets in an appropriate way.
It is noted that a pre-application advice was sought by the applicant from Wiltshire Councils Conservation Officer. They advised that the dormer windows should be traditional balanced casements. The previous application (PL/2023/00418) and LBC (PL/2023/00431) were withdrawn by the applicant following a misquoting of the advice provided and traditional box sash windows were wrongfully proposed.

The Conservation Officer has commented that the use of flush fitting casements would be similar to other windows within the locality. The Conservation Officers comment is agreed with, and it is considered that the proposal would assimilate well to the locality as well as paying homage to the existing building. The use of a white painted finish and timber material would relate well to the windows at lower storeys and would present an element of continuity when looking at the façade from the roadside. Accordingly, the proposal is considered to assimilate well to the Conservation Area.

The rear elevation (north-western) elevation dormer window would likely be conspicuous from an obscure angle from the Stable Court or Borough Fields car parks. It is considered that the casement window would likely assimilate well to its surroundings on this elevation. A condition ensuring the casement windows match the existing building is considered relevant and necessary in this case should planning permission be granted.

Additionally, the Conservation Officer stated that there would be no harm to the historic fabric or significance and the application would not require further justification. It is considered that the proposal would have a neutral impact on the respective heritage assets considered.

It is noted that Royal Wootton Bassett Town Council offer no objection to the scheme and commented to seek further clarification on the access arrangements to carry out the proposed works. It is considered that this matter will be dealt with at the building regulations stage in the case that the application was approved.

In light of the above, it is considered that the proposal would have an acceptable impact on the character and appearance of the area including the various identified heritage assets. Accordingly, the proposed development would meet the requirements of Core Policy 57 and 58 of the WCS, Policy HCP1 of the Ashton Keynes Neighbourhood Plan and Paragraphs 130, 194, 195 and 197 of the WCS.

Conclusion

It is concluded that the proposed development is acceptable in principle and in design and amenity terms, in accordance with Wiltshire Core Strategy Core Policies 1, 2, 19, 57 and 58, Policy 7 of the Royal Wootton Bassett Neighbourhood Plan and the relevant paragraphs of the NPPF.

The proposal accords with the adopted development plan and as such, should be granted permission.

Recommendation

That listed building consent be GRANTED subject to the following conditions:

Conditions: (4)

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

1031 01 Site Location Plan
1031 02 Rev A Roof Plan
1031 03 Rev B Dormer Window Detail
1031 04 Rev A Existing and Proposed Elevations
All received 23/06/23.

REASON: For the avoidance of doubt and in the interests of proper planning.

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the application form and approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.

4 The casement windows to be used in the proposed development shall be timber and match in style to that of the existing building as detailed on the approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.

Informatives: (3)

5 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

6 The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

7 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.