CASE OFFICER'S REPORT

Application Reference:	PL/2023/05003
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	18 August 2023
Case officer:	Helen Garside

Site Address:	19 and 20 Bridge Street, Bradford on Avon, Wilts, BA15 1BY
Proposal:	Replacement of shared chimney
Recommendation:	Approve with Conditions

POLICIES

Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990 - requirement 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 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). English Heritage's "Conservation Principles" provides policy and guidance for the "sustainable management of the historic environment".

Core strategy Policy CP58, whilst primarily relevant to planning applications, gives an indication of the Council's aspirations for the historic environment. The policy requires that designated heritage assets and their settings will be conserved.

ISSUES

Impact upon the preservation of the listed building, its setting and features of special architectural and/or historic interest. Impact on the conservation area.

REPRESENTATIONS

Bradford on Avon Town Council – no comment received.

ASSESSMENT

The application relates to a shared chimney stack located at the ridgeline between two three storey houses dating from the C18 and part of a terrace of five. The houses are constructed in ashlar with modern concrete pantile roofs. The chimney base is ashlar with a narrow oversailing drip mould and the upper of 16 plain courses of modern brick set in a black mortar.

The proposals are in the nature of essential repairs to the building (the stone chimney base has suffered frost damage and is cracked and with spalling surface) – specifically the replacement of the chimney stack to match. As the repairs are a like for like replacement of a plain stack they will have no adverse impact on the special interest of the building or conservation area.

The works will have a neutral/positive impact on the special interest of the building, bringing it back into good repair, and on the conservation area and they will be preserved (ie not harmed) as required. As a result, the proposals are considered to comply with current legislation and policy and are proposed for approval.

RECOMMENDATION:

Approve with conditions.

Conditions: (3)

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

Title	Description	Received Date
Application Form.pdf	Application Form	3 July 2023
Site Plan.pdf	.	3 July 2023
Side Elevation.pdf	.	3 July 2023
Design and Access Statement	.	3 July 2023

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 used in the existing building.

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