CASE OFFICER'S REPORT

Application Reference: PL/2023/05574
Date of Inspection:
Date site notice posted: Sent to site owner
Date of press notice:

SITE ADDRESS: Rose Cottage, 44 Corton, Warminster BA12 0SZ

PROPOSAL: Removal of paint (externally) from stone and brickwork

POLICIES

Wiltshire Core Strategy CP 58

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Chapter 16 of the NPPF (revised July 2021)

CONSULTATION RESPONSES

Boyton Parish Council: no comments received

THE HERITAGE ASSET

Number 44 Corton is listed under one entry for number 45 as it was originally four cottages, then one house (at time of listing one assumes) and is no 3 cottages (43,44 and 45). The cottage is listed at grade II.

*'Row of four cottages, now one house. Left cottage, formerly No 43 is C18, Nos **44 and 45 mid C19**. Flemish bond brick to left cottage, rubble stone with brick dressings to right pair, hipped thatched roof, brick stacks. Two-storey, 2-window left cottage has 6-panelled door in beaded case, 2-light casements either side and to first floor with blind window over doorway. C19 cottages have two blocked doorways, the left one with inserted casement in gabled porch, planked door to right in gabled porch, six 2-light casements to ground and first floors, brick dressings. To rear are C20 lean-to extensions. Interior not inspected. Undergoing renovation and conversion to one house at time of survey (April 1985)'*

The terrace is within the Corton Conservation Area.

THE PROPOSALS

The application proposes the removal of the paint from the front of the cottage, which is stone, as well as the paint applied to the brick porch.

The process to be used is the DOFF system.

THE LEGISLATIVE/POLICY FRAMEWORK

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 says:

'*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority…… shall have special regard to the desirability of preserving the building* ***or its setting****….'*

Paragraph 197 of the NPPF says:

'In determining applications, local planning authorities should take account of:

The desirability of sustaining and enhancing the significance of heritage assets……'

Paragraph 200 says:

'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.'

ASSESSMENT

The cottage would not have been painted originally, and indeed the list description does not refer to painted stonework. Paint (modern paints) can harm the 'health' of historic buildings by trapping in moisture and inhibiting evaporation, as such the removal of paint is welcomed. However, paint removal can be abrasive and harmful to the surface of stone and brickwork leaving pitting.

However, the DOFF system is generally accepted and a trial sample area will be the subject of the consent (to be approved with the conservation area), as is standard practise.

Providing the work is done sensitively and carefully (hence the need for the condition), the work should enhance the appearance and 'health' of the building. The proposals would preserve the character of the conservation area.

As such, the proposals would not harm the significance or appearance of the listed building and are therefore in accordance with sections 66 and 72 of the Planning LBCA Act 1990 as well as core policy 58.

RECOMMENDATION: APPROVE with conditions (sample cleaning panels)