SUPPORTING STATEMENT for **VARIATION TO PL/2023/03394** at **90 MARKET PLACE, WARMINSTER, WILTSHIRE** (reconstruction due to poor structural condition at plots 1 and 2)

Works to convert the subject building were commenced on site pursuant to PL/2023/03394.

It immediately became apparent that the existing structure was in far worse condition than had been envisaged resulting in the Council's Building Control Officer issuing a Dangerous Structure Letter (BR/2023/09929/31st July 2023 – copy attached). The latter resulted in demolition works in the interests of Public Safety.

Given the course of events on site this application seeks to regularise the position with regard to rebuilding rather than conversion to create plots 1 and 2. In order to overcome the difficulties of relative site/building levels, stepped access accordingly and amenity to plot 2 this application also seeks to raise the floor and consequently the ridge level of that dwelling. The proposal causes no enlargement further than approved and does not affect the wider principles established for the wider development.

bta architects

219012/September 2023

Wiltshire Council

Building Control Service
Wiltshire Counc
Tel: 0300 456 011
Email: buildingcontrol@wiltshire.gov.u
www.wiltshire.gov.uk/planning-building-contro
BUILDING REGULATION
VAT REGISTRATION NO: 501 6248 8

31 July 2023

Dear Sir/Madam

Building Control Reference:	BR/2023/09929
Site Address:	CARSONS YARD, 90 MARKET PLACE, WARMINSTER, BA12 9AW
Description of Work:	Conversion of existing single storey workshop to dwelling.

REPORT OF DANGEROUS STRUCTURE

I refer to an inspection of the above premises on 28th July 2023

It was noted that the remains of the building in question are now considered a dangerous structure, due to the removal of the roof, and exposure of the lack of foundations, coupled with the numerous door and window openings to the walls.

Owners are responsible for the maintenance of their property and this is reported to you for whatever action you feel is appropriate.

However, the Council reserves the right to take action under The Building Act 1984 if the condition deteriorates further.

Yours faithfully

Parvis Khansari – **Corporate Director, Place**