CASE OFFICER'S REPORT

Application Reference:	PL/2023/06017
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	17 August 2023
Case officer:	Alex Marsh

Site Address:	5 CASTLE STREET, CALNE, SN11 0DX
Proposal:	Retrospective Listed Building Consent Relating to Rear Single Storey Replacement Window & Door
Recommendation:	Approve

Policies

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.

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.

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.

Planning Practice Guidance Historic Environment provides context to the NPPF.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance."

Wiltshire Council's Core Strategy Policy CP57 'Ensuring high quality design and place shaping': A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

Heritage Assets:

5 Castle Street, Calne, grade II
3 Castle Street, Calne, grade II
Castle House, 7 Castle Street, Calne, grade II

Calne Conservation Area

Site and assets considered:
The property No.5 Castle Street is a two-storey mid-18th century house re roofed in the mid-19th century with slate cladding. It has stone coped right hand gable. It has a single depth plan form and a 2-window range to the Caste Street frontage.

No. 5 Castle Street is in a central location attached to No. 3 Castle Street possibly 17th century rebuilt in 19th century and listed grade II. It is centrally located in Calne surrounded by other historic buildings including bordering Castle house to the west and grade II* rear of the Lansdowne Arms Hotel opposite. The building is located in Calne Conservation Area.

Proposal: This is a retrospective Listed Building Consent for the replacement window and door to the late 20th century single storey rear kitchen flat roof extension built in the late 20th century single.

The works were carried out in October 2014 and involved replacing a pair of storm profile timber windows with a aluminium double glazed windows in the same style and a half glazed timber door for an aluminium half glazed door.

Relevant planning history: N/A

Issues:
The impact of the proposals to the significance of the listed building, the setting of neighbouring listed buildings and the character and appearance of the Calne Conservation Area.

Information considered:
The application includes annotated drawing of existing elevations and floor plans and photographs but no Heritage Design and Access Statement..

Significance The NPPF defines significance as the “value of a heritage asset to this and future generations because of its heritage interest.

The interest may be architectural, or historic as set out in the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 S 1.

Significance derives not only from a heritage asset’s physical presence, but also from its setting.” Historic England assesses significance in a similar manner, referring to evidential, historic, aesthetic and communal values of a place.

In this case the significance of the listed building is its historic fabric and architecture, its setting to the centre of Calne and its position in respect to the character and appearance of the Calne Conservation Area.

Discussion of impact of proposals on the identified significance
The application is retrospective and relates to a replacement window and door to the modern, flat roof kitchen extension.

Historic Mapping form the 1st edition OS maps 1880 suggests a narrow rear addition at that time but this was removed by the mid-20th century, 25th Revision OS mapping. The design and material suggest a mid to late 20th century extension which has no architectural or historic interest.

The replacement windows are understood to be in a different material changing from soft wood timber pair of rectangular shaped windows and half glazed door to a similar in design, aluminium pair of double glazed window and half glazed door located in the same openings.

The proposal is considered to have no impact of harm to any significant architectural or historic features, or plan form of No. 5 Castle Street and is considered to have a neutral impact including to setting of neighbouring listed buildings and the Conservation Area character and appearance.

Heritage Conclusion and balance:

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 NPPF paragraph 202 allows that a level of harm may be offset by public benefits, which could include conservation benefits.

The retrospective application is considered to have no impact of harm to any significant architectural or historic features or plan form of No. 5 Castle Street and is considered to have a neutral impact including to setting of neighbouring listed buildings and the Conservation Area character and appearance.

On this basis the replacement windows do not require a specific justification and the proposal will benefit the occupants and the use of the properties into the future by improving the thermal performance and living conditions in the property.

This proposal is therefore in line with the National Planning Policy Guidance advice on the Historic Environment which advises public benefits can include securing the future use of a heritage asset in support of its long-term conservation.

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 development hereby permitted shall be carried out in accordance with the following approved plans and documents: [Site Location Plan 1;1250 , Block Plan 1:500, Elevation and Floor Plan Ref.PM/01/LBC 19th July 2023]

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