CASE OFFICER'S REPORT

Application Reference: PL/2023/05814
Date of Inspection:
Date site notice posted: Sent to site owner
Date of press notice:

SITE ADDRESS: Rosebush Cottage, 20 Church Street, Maiden Bradley, Warminster, BA12 7HW

PROPOSAL: Replacement of existing external softwood double doors to existing rear dining room extension with like-for-like PVCu doors

POLICIES

Wiltshire Core Strategy CP 58

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

Chapter 16 of the NPPF (revised July 2021)

CONSULTATION RESPONSES

Maiden Bradley Parish Council: no comments received

REPRESENTATIONS

None received

THE HERITAGE ASSET

Rosebush Cottage is listed as 20 and 21 Church Street, Rosebush Cottage being number **20** (to the right).



The list description reads as follows:

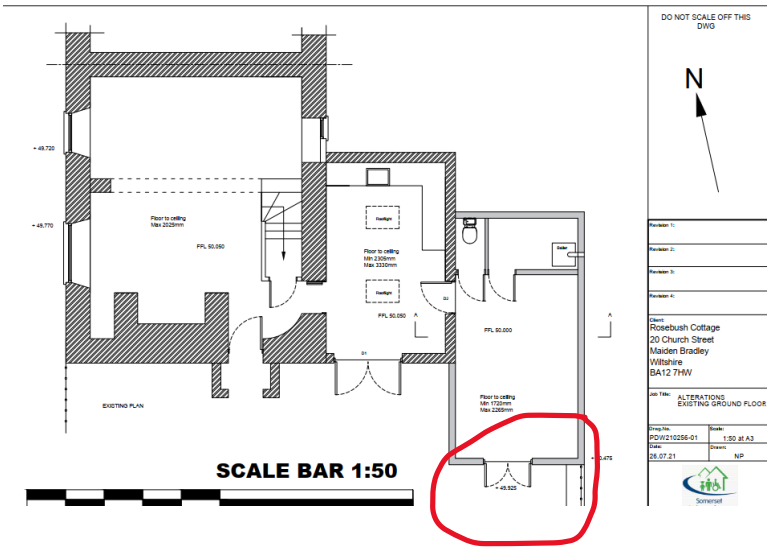
*'Pair of houses, formerly an inn. Dated 1660. Stone rubble with stone quoins and later red brick window arches and jambs. Interlocking concrete tile roof with gabled ends. Gable-end and axial stacks with brick shafts. Plan: L-shaped on plan. 3-room plan front range with kitchen on right, south [now No.20] with large gable-end fireplace; the small central room and the left [N] room are heated from an axial stack with back-to-back fireplaces and a lobby entrance in front and winder stairs behind; a short unheated wing at the rear of the left end. C20 extension behind right-hand end. Exterior: 2 storeys and attic. Asymmetrical 4-window west front. C20 2 and 3-light casements**, those on right [No.20] are more recent plastic casements;** red brick arches, left -hand with red brick jambs; doorway to left of centre with C20 plank door and stone tablet above inscribed "M over HW 1660". Rear, east, gable-ended wing on right and C20 extension on left. Interior: No.21:Lobby entrance with ovolo moulded doorframe with high stops to right-hand room, which has large stone fireplace with chamfered jambs and cambered chamfered timber bressumer and niches inside, cross-beams with convex notched stops and axial headbeam at back with groove for screen. Right-hand room has similar but smaller fireplace and cross-beam with cyma notched stops. Rear wing has chamfered cross-beam with long cyma stops. Winder stairs with moulded risers and heavy balustrade at top with turned balusters and moulded rail. First floor has chamfered beams and chamfered doorframes with high stops and plank doors, doorway to left chamber has baluster grille above. Left chamber has ovolo moulded stone fireplace with cambered arch and wall painting [one of a series, the others covered] of demi-figure of a woman in costume of circa late C17 and holding a rose. Right chamber has chamfered stone fireplace. No.20 has chamfered cross-beam with cyma stops and large fireplace with cambered chamfered timber lintel with buried stops. Chamber above has chamfered ceiling beams with cyma stops and brick fireplace with chamfered cambered arch stone lintel. 2-bay roof survives over No.20 with morticed collar trusses and what appear to be threaded purlins. Roof over No.21 appears to have been replaced, but some of the structure might remain.'*

Rosebush Cottage is also within Maiden Bradley conservation area.

THE PROPOSALS

To the rear of the house are two extensions (date unknown) with pitched roofs. One of the extensions (the furthest most from the house) projects forward of the house and the side extension (kitchen). The kitchen and forward projecting extension has a pair of French doors in the gable elevation (south facing).

The proposal was originally to replace with PVCu French doors but this was amended during the course of the application to small pane timber doors, much like the existing. The existing French doors are timber flush framed, small pane double-glazed units. The glazing bars are applied (and some have come away). 8 photos of the doors in question have been supplied evidencing their poor condition.



PREVIOUS PLANNING HISTORY

The agent refers to application PL/2022/00037 which was largely focused on the 20th century dining room. The works approved in this application have not been implemented, hence the existing application. Part of the works involved the installation of paired French doors on the south-west elevation of the dining room. The 'heritage statement' said:

'It is proposed to replace the existing upvc double doors from the kitchen and within the existing extension with oak framed glazed doors. These doors will be side hung, kiln dried oak with double glazed sealed units to each leaf.

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 206 that:

'Local planning authorities should look for opportunities for new development within Conservation Aras ….and within the setting of heritage assets, to enhance or better reveal their significance.'

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." It is also required that distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

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.

ASSESSMENT

The existence of PVCu windows on the front elevation may imply that PVCu products are acceptable, however, these windows were installed prior to the building being listed and so a formal application for LBC would not have been required.

The use of PVCu windows, being non-traditional material and with their inauthentic detailing, are rarely accepted in listed buildings

The applicant has amended the application to install timber doors which replicate the current detailing. Their traditional appearance and materiality would preserve the interest of the listed building and the conservation area and are therefore considered to be in accordance with Sections 66 and 72 of the PLBCA Act 1990 as well as Core Policy 58 and Chapter 16 of the NPPF.

RECOMMENDATION: APPROVE