CASE OFFICER'S REPORT

Application Reference:	PL/2023/07626
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	13 October 2023
Consultation ends:	05 October 2023
Case officer:	Helena Carney

Site Address:	QUEENS HEAD HOUSE, 23 ST MARTINS, MARLBOROUGH, SN8 1AR
Proposal:	Lower the level of the recently stopped up area in front of the property and erect railings around, cobble stopped up area in front of coach doors. Remove redundant manholes within the stopped up area and replace steel beer drop doors with glass, Re-render brick/lime chimney replacing broken cement mortar with lime mortar & Install lightning conductors on 3 chimneys
Recommendation:	Approve with Conditions

POLICIES

Wiltshire Core Strategy (adopted January 2015):
Core Policy 51: Landscaping
Core Policy 57: Ensuring High Quality Design & Place Shaping
Core Policy 58: Ensuring the Conservation of the Historic Environment

Marlborough Conservation Area Statement, June 2003

Marlborough Area Neighbourhood Plan 2021 - 2036, made March 2023

The National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

Sections 16, 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

ISSUES

• Impact upon the amenity of occupiers of neighbouring properties
• Visual amenity
• Impact upon the significance of the listed building and its setting and upon the character and appearance of the conservation area
• Impact upon the North Wessex Downs Area of Outstanding Natural Beauty (AONB)

REPRESENTATIONS

Marlborough Town Council: no objection

Wiltshire Council Conservation Officer: no objection

Third party representations: none received at time of writing

RELEVANT PLANNING HISTORY

• K/30385/A The erection of externally illuminated sign. Approved
• K/30401/L External and Internal alterations to bars & toilets. Signage to
• front elevation Approved
• K/30906 Rear extension to kitchen. Approved
• K/30908/L Rear extension to form trade kitchen. Approved
• K/30366 Internal and external alterations to public house Approved
• K/34776/L External signage and lighting to front elevation. Approved
• K/35720 Construction of single storey garden room extension. Approved
• K/35721/L Alterations to remove existing rear porch and to construct
• garden room extension Approved
• K/53800/VAR Removal of condition 4 on K/30366 (restriction on use of garden to private garden for the landlord only) to allow use of garden as part of the drinking area. Approved
• E/2011/0880/LBC Installation of CCTV camera. Approved
• PL/2021/05346 Change of use from public house to single private dwelling. Approved
• PL/2021/06093 Internal alterations, removal of 1 redundant chimney & demolish what remains of front wall within the building. Approved
• PL/2022/05308 Repair and improve three rooves: roof 1 replacing EPDM, torch on and felt with lead, roof 2 replacing felt with EPDM, roof 3 replacing concrete tiles with handmade clay tiles. Raise window cill by 1 brick course to reduce rain splash. Change of new internal wall from consented stud work to block work. Approved

ASSESSMENT

This application relates to No.23 St Martin's, a 'mid-terrace' brick and tile dwelling set along the pavement of St Martin's on the edge of the town centre. The property is grade II listed and is flanked and opposite a number of similarly listed buildings. The property was formerly a public house (The Queen's Head) until its closure in August 2019.

The application site lies within the conservation area and is washed over by the North Wessex Downs Area of Outstanding Natural Beauty (AONB).

The list description states, for means of identification purposes only, the following:

> *CI8. 2 storeys. Vitreous brick with narrow red vertical bonded strips framing windows and doors. Brick dentil eaves. Old tile roof. 5 windows on 1st floor, 3 windows on ground floor and CI9 door, in early CI9 porch of slender wood Doric columns supporting ends of cut wood brackets and flat hood with panelled soffit, this porch encased in C20 wood work with gabled tile roof over, the renewal of which would improve the appearance of the building. Yard entry to right hand. Nos 6 to 28 (consec) form a group.*

Proposals:
The proposed development comprises the following elements:

- erection of railings on low concrete plinth wall;
- replace beer cellar doors with glass; and
- replace cement render on chimney stack with lime render and installation of lightning conductor.

Impact upon amenity of occupiers of neighbouring properties:
The proposals involve the erection of railings and a glass panel to the front of the property and works to the existing chimney stack.

Given the nature of the works proposed, it is considered that they will not result in a detrimental impact upon neighbour amenity as a consequence of overbearing impact or overshadowing.

Visual amenity:
The adopted Wiltshire Core Strategy CP 57 requires a high standard of design in any new developments including alterations or extensions to a dwelling. Development is to create a strong sense of place through drawing on local context and being complementary to the locality. The policy seeks for any new development to positively respond to the existing townscape and effectively integrate into its settings.

There are no concerns from a planning perspective, the proposed railings and glass panel will be in keeping with those installed at nearby neighbouring properties. The proposed works to the chimney, including the addition of the lightning conductor are considered to be minor which will have a neutral impact upon the character and appearance of the dwelling and surrounding area.

Impact upon the significance of the listed building and its setting and upon the character and appearance of the conservation area:
Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent for any works the local planning authority [or the Secretary of State] shall 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 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires ‘special regard’ to be given to the desirability of preserving a listed building or its setting.

Section 72 of the Act further states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, under or by virtue of any of the provisions mentioned in this Section, ‘special attention’ shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The Council’s Core Strategy ‘Core Policy 58: Ensuring the conservation of the historic environment’ requires that designated heritage assets and their settings will be conserved and where possible enhanced.

The council's Conservation Officer was consulted on the proposals to consider the impact upon the listed building and on the character and appearance of the conservation area and she provided the following comments:

"The Queen's Head is a grade II listed former public house, which is currently being turned into a residential property, having had the change of use approved in 2021. The building is within the Marlborough Conservation Area and is surrounded by other grade II listed buildings in the area known as St Martin's.

The application consists of three separate proposals:

1 – erection of railings on low concrete plinth wall.
2 – replace beer cellar doors with glass
3 – replace cement render on chimney stack with lime render and installation of lightning conductor.

Comments on the three elements of the application are as follows:

1 – Many of the listed buildings in this part of St Martins have railings on low walls to the front of the buildings along the footpath, which reinforces the buildings' front boundary and its visual and physical separation from the public footpath. Whilst some of the listed buildings' railings are modern, many are actually the historic and listed with the building of which they are part e.g. Nos. 30 – 42 inc, on the opposite side of the road to the Queen's Head. Whilst it is a shame that the concrete plinth is being proposed, as opposed to a traditional brick plinth, the road has various examples of plinths, from brick, rendered and concrete, even to listed properties. Therefore the low concrete plinth is not out of character with the immediate surroundings, and as the intention is to paint it black, combined with it being so low (approximately 10 cm), there is no harm to the character of the area or the building's setting. Overall the installation of railings is a positive reinstatement of traditional boundary treatments in this part of the conservation area.

2 – Replace beer cellar hatch doors with glass – again, many of the houses along St Martin's have light wells, although the examples shown in the submitted photographs are raised and it appears that the proposal is to fit this relatively flush with the ground level. However confirmation should be sought, as if it is to be a raised glass frame, similar to a cold frame, further details may be required, as it cannot be seen on the proposed elevations provided.

3 – With regard to the chimney works, to replace the cement render with lime render, there are no objections to this. No information has been provided on the proposed lightning conductors, although these are usually little more than a metal 'tape' that runs down the chimney to a termination point. Confirmation on this should be sought, to ascertain where the conductor will run, as there may be concerns if this will be fitted to the front elevation."

The above queries were brought to the attention of the applicant and in response the applicant confirmed that the glass panels will be fitted broadly level with the ground level and that the lightning conductor tape is proposed to run down the back of the chimney and property and not on the front of the property.

The additional information submitted is considered to address the Conservation Officer's queries and concerns.

It is therefore considered that the proposed railings, glass panel and works to the chimney will be sympathetic additions to the property. The proposed railings and glass panel will be in keeping with neighbouring listed properties within the St Martin's area.

It is therefore concluded that the proposed development will not cause harm to the significance of the listed building or its setting or cause harm to the character and appearance of this part of the conservation area.

Impact upon the North Wessex Downs Area of Outstanding Natural Beauty (AONB):
As the proposals will be within the main built-up part of the settlement and there will be no encroachment into the open countryside, no harm will be caused to the special qualities of the AONB.

Conclusion:
The proposed application seems fitting with regards to scale, design and materials. The proposals are considered acceptable in the context of its surroundings and in accordance with the general criteria set out in the aforementioned policies of the local development plan.

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 and documents:

Application Form
Applicant email dated 17/10/2023 confirming design details

Plans:
Location Plan
Plan Reference Number: TQRQM21157123642373, Site Block Plan
DR. NO. PM/QH/2023 - 05, Proposed New Railings and Associated Works

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

3 As detailed in the applicant's email dated 17/10/2023, the lightning conductor hereby permitted shall run down the back of the chimney and property and shall not run towards or across the front elevation, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the character and setting of the listed building