CASE OFFICER'S REPORT

Application Reference:	PL/2023/05653
Date of Inspection:	
Date site notice posted:	Sent to site owner
Date of press notice:	
SITE ADDRESS:	Emwell Cross House, 1 Vicarage Street, Warminster, BA12 8JG
PROPOSAL:	Replacement of ground floor window

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

Warminster Town Council: no objection (22/8/2023)

REPRESENTATIONS

None received

THE HERITAGE ASSET

Emwell Cross House (1 Vicarage Street) is a grade II listed building. The list description reads as following:

'Set back from street. C17 or early C18. 2 storeys and attic. English bond brick on rubble base with splayed capping. Ashlar quoins. Moulded drip string over ground floor windows. Moulded wooden eaves cornice. Hansard old tile roof splayed out to eaves 1/4 hipped to left, chimneys rise from rear wall. Left hand gable built of rubble. ***Fenestration altered in early C19 blocking earlier probably paired windows. Glazing bar sash windows. 3 windows with architrave frames on 1st floor, 2 similar windows 4 panes wide, on ground floor.*** *2 hipped 3 light dormers flanking central hipped 2 light dormer. Modern central door (beaded planks) in stout architrave surround with flat hood on brackets. Traces of former entrance jambs in*

rubble footing. Projecting rendered lower 2-storey wing in centre at rear and 2 transomed windows with moulded edges.'

The house is also within the Warminster Conservation Area.

THE PROPOSALS

The application is for the replacement of a window. The window in question is the righthand ground floor window. It is a modern replacement window and is beyond reasonable repair.



The proposed window details for the replacement window have been amended during the course of the application. Joinery section details evidence 4mm glass, single-glazed with proper glazing bars puttied in. **The applicant has confirmed the window will not have horns.**



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 Areas ….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 proposed works would not materially change the appearance of the listed building and would, in effect, be a like-for-like replacement with appropriate traditional detailing.

RECOMMENDATION: approve with conditions