CASE OFFICER'S REPORT

Application Reference:	PL/2023/06635
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	14 September 2023
Case officer:	Pippa Card

Site Address:	76 HIGH STREET, MARLBOROUGH, SN8 1HF
Proposal:	The proposal is to replace the existing hardwood front door and frame with a custom made Sapele hardwood door and frame.
Recommendation:	Approve with Conditions

Site description

No.76 High Street, Marlborough is a grade II listed building located within the Marlborough Conservation Area. The house is understood to have originally dated from the 15th century, with 17th, 18th and 19th century changes to it. The frontage, which faces the grade II* listed church of St Peter and St Paul, is 19th century in character, with a canted bay window at ground floor level having been a shop window, and simple sashes above. The adjacent building, No.76A, was originally part of the same building, although the two parts (No.76 & 76A) have a history of changing from one to two dwellings over the years: at the time of listing (in 1974), the building was again one house, but in 1990, listed building consent and planning permission were granted for its subdivision into two houses (refs. K/16485/L & K/16484), which is the current situation.

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

> *House, later two houses, then house again. Probably C15, C17, C18, early C19. Partly timber framed with brick front and rear walls rendered front. Welsh slate to front slope, plain tiles to rear. Two room plan with central entrance, at some time in the C18 divided into two cottages with entry off central passage, later restored as one house; C18 rear wing and small C19 extension. Main elevation Early C19 in character. Three storeys. Ground floor rusticated with plain band above. Two projecting shop windows with glazing bars, one canted, one bow; one fixed window with glazing bars (in former doors), one planked door. First and second floors have two ranges of sashes with glazing bars in moulded stucco frames; nine pane to first floor, six pane to second floor. Brick ridge stack.*
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> *Interior: At west end between Nos 75 and 76 is a medieval timber framed closed truss probably of cruck construction. This may be a survivor of a previous building now flanked by later buildings or No 76 may yet incorporate other contemporary material not now visible. It has slightly cambered tie-beam, convex brace, queen struts and a slightly cambered collar, the top of an apparent cruck is also visible. The C17 house had kitchen to the left and parlour to the right with cellar under. Timber framed partition walls, chamfered beams, newel stair, fireplace with eared surround on the first floor, interior otherwise altered by conversion to two cottages in C18 and conversion back.*

Policies

National Policy and Guidance:

Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990 – requirement to 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 72 of the Planning (Listed Building and Conservation Areas) Act 1990 – requirement to pay special attention to the preservation or enhancement of the character or appearance of the surrounding Conservation Area.

The National Planning Policy Framework (2021) outlines government policy, including the historic environment (Section 16). National Planning Policy Guidance provides guidance on making changes to Heritage Assets.

Historic England's Advice Note 2 – Making Changes to Heritage Assets is also relevant guidance for applying the policies within the NPPF.

Historic England's "Conservation Principles" provides policy and guidance for the "sustainable management of the historic environment". Additional guidance is also contained within their publications:

- Historic Environment Good Practice Planning Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment (2015)
- Historic Environment Good Practice Planning Advice Note 3 – The Setting of Heritage Assets (2nd edition)

Local Policy:
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.

Wiltshire 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."

Issues
Impact upon the preservation of the listed building or its setting or any features of special architectural and/or historic interest.

Assessment
The proposal is to replace the existing half-glazed timber front door with a planked door, similar to that on neighbouring properties, and the building's 'other half' which is the planked door mentioned in the list description.

At the time of listing (1974), the door subject to the proposals was the 'fixed window with glazing bars (in former doors)' mentioned in the listed description. This would have been changed to a functioning door when the building was turned back into two dwellings at some point in the early 1990s and is therefore a modern timber door that reflects the situation at the time of listing.

Whilst the change in door type/design is a change in the character of the main elevation, and its historic and physical relationship with No.76A, the existing door is not an historic feature that will be lost in the alteration. The planked door proposed will reflect the character of the majority of front doors on neighbouring residential properties, and although more informal in style than a

more formal 4 or 6 panelled door would appear, the planked door will not cause harm to the overall significance of the grade II listed building.

The joinery details provided are for a traditional hard wood door, with a painted finish. The small glass ‘vision panel’ window will be ‘slimlite’ double glazed, which is considered acceptable in this instance.

Consultee responses
Marlborough Town Council – no objection.

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:

Title	Description	Received Date
Proposed Site Block Plan	.	14 August 2023
Site Location Plan	.	14 August 2023
Design & Access Statement Questionnaire	.	14 August 2023
Front Door Specification & Details	.	14 August 2023
Existing Ground Floor Plan	.	14 August 2023
Existing Site Block Plan	.	14 August 2023
Proposed Ground Floor Plan	.	14 August 2023
Existing Front Elevation	.	14 August 2023
Proposed Front Elevation	.	14 August 2023

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

3 The new timber door hereby approved shall be provided with a painted finish within three months of the new door being installed, and maintained as such in perpetuity.
REASON: To preserve the special interest of the listed building and its appearance.