CASE OFFICER'S REPORT

Application Reference:	PL/2023/06863
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	14 September 2023
Case officer:	Fiona Webb

Site Address:	Porch House, 1 The Chantry, Bromham, Chippenham, Wilts, SN15 2ET
Proposal:	Proposed replacement back door
Recommendation:	Approve with Conditions

Policy: 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. 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. 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.
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."

Site: The site is a Grade II listed building located within Bromham Conservation Area

Proposal: The proposal seeks the replacement of the existing back door

Relevant planning history: ENQ/2023/01062

Issues: Impact on significance of listed building; impact on the character and appearance of the conservation area

Assessment: Paragraph 194 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance. In this case, the application

is accompanied by a “Design & Access Statement and a Schedule of Works” which provides sufficient information to understand the impact of the proposal and is proportionate to the scope. The requirements of the NPPF are therefore met in this respect.

However, paragraph 195 also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

Porch House is a two storey property located at the intersection of The Chantry and the High Street in Bromham. The eastern side of the building is constructed of rubble walls under a stone tiled roof. The western side of the building was originally timber framed set under a thatched roof; in the 19th Century the northern face of the timber structure was replaced by a nine inch brick elevation and the thatch was replaced with Roman clay pantiles. The front and back doors of the property are located at either end of a corridor that bisects the property line where the rubble wall and timber framed building abut. The back door opens to the rear garden adjacent to the peel oven.

The existing rear door has three distinct phases of development:
i) The external door frame was built as part of the timber framed building and is characterised by a oak posts 4 inch square section with separate carved architrave.
ii) Above the original frame, is a framed extension which was most likely introduced in the late 18 Century in order to introduce a window above the door to light the passage way.
iii) The current door looks to have been introduced at a later period since it obscures the area of the framed extension on the inside, with a second frame added at a later date.

The condition of the existing door has deteriorated to the point where the lower panels have split and the door is no longer flush with the threshold. It also can no longer take the burden of fixings, so hinges and handles are insecure. Options for repair have been reviewed by two joiners and they have advised that a substantial amount of existing timber would need to be replaced and that this would require complete dismantling of the existing door and reusing some elements of the old door.

As such this proposal seeks to commission a new door made in six panel design that is similar to the existing door and consistent with the design of the front door but with dimensions that match the Jacobean door frame. The wood proposed is Sapele and linseed oil paint would be used for decoration. The door would be furnished with a newly manufactured un-lacquered brass rim lock consistent with the Georgian design and a un-lacquered brass door knob. The existing iron door knocker would be reused.

The proposal would be sympathetic to the existing design of door and all traditional mouldings and details would be employed.

Summary & conclusion: 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 impact of the proposals on heritage assets will be neutral and the requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the application.

CONSULTATION RESPONSES:
Bromham Parish Council – No comments received

REPRESENTATIONS:
None

RECOMMENDATION:
Consent

REASON FOR GRANTING ~~PERMISSION/~~CONSENT/~~REFUSAL~~:
The proposed works would preserve the special historic interest of the heritage assets in accordance with Sections 16(2) and 72 of the Planning (Listed Building and Conservation Area) Act 1990 and NPPF section 16, because these works would have no detrimental impact on the historic fabric and would be of an appropriate material and detailing.

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 works hereby granted consent shall be carried out in accordance with the following approved plans and documents: Location Plan – dated 17/08/2023 Proposed Door Elevation – dated 14/08/2023 Cross Section and Joinery – dated 17/08/2023 Schedule of Works – dated 14/08/2023 REASON: For the avoidance of doubt and in the interests of the significance of the heritage assets and their setting.