CASE OFFICER'S REPORT

Application Reference:	PL/2023/06524
Application Type:	Full planning permission
Site Inspection:	
Consultation ends:	31 August 2023
Case officer:	Samantha Stockley

Site Address:	THE OLD SCHOOL, HIGH STREET, CRICKLADE, SWINDON, SN6 6DD
Proposal:	Replacement of existing metal gate to side access with timber gate
Recommendation:	Approve with Conditions

SITE DESCRIPTION

The application site is located on the eastern side of High Street, Cricklade. The site is located towards the northern end of the High Street, adjacent the river Thames to north of the site. The proximity of the site to the River Thames means that the site falls under Flood Zone 2 & 3a. The surrounding area is predominantly residential.

The Old School is a mid-19th century school building now serves as a school for children with learning difficulties. The site also encompasses a recreational area to the rear of the building as well as car parking for the school is accessed by a gravel drive to the side of the school via a metal gate. The school and the neighbouring detached property No. 71 High-Street and the terrace opposite the gravel driveway including No. 68, Little Cottage and No. 66 High Street are all 17th century village grade II listed properties.

The site is located within the framework boundaries of Royal Wootton Basset and Cricklade Community Plan Area, Cricklade Neighbourhood Plan Area and Cricklade Conservation Area, as identified in the Polices of the Wiltshire Core Strategy.

PROPOSAL

Listed Building Consent is sought the replacement of existing metal gate to side access with a timber gate with a treated oak finish. The existing opening is 6.94m. Each gate would have a width of 3.46m and height to the highest ark of the curve of 2.12m. The existing posts would be retained und utilised.

RELEVANT PLANNING HISTORY

N/98/00100/FUL – Extension and Alterations – Approved with Conditions

N/09/02086/FUL – Change of use from Offices to provide flexible B1 / D1 use – Approved with Conditions

N/10/02085/FUL - Erection of Children's Play Equipment and Gazebo in Garden – Approved with Conditions

N/11/01633/FUL - Erection of a Gazebo in Garden (Revision of 10.02085.FUL) – Approved with Conditions

15/01437/FUL – Relocation of Children's Playing Equipment – Approved with Conditions

14/10081/FUL – New School Building – Refused

15/07861/FUL - Erection of Building to Provide Two Classrooms – Approved with Conditions

16/03907/VAR - Variation of Conditions 2 & 4 in relation to Approved Application 15/07861/FUL – Approved

16/12448/FUL - the installation of a sewage treatment plant- Approved with Conditions

PL/2023/06556- LBC- Replacement of existing metal gate to side access with timber gate- Pending Approval with Conditions

POLICIES

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

Wiltshire Core Strategy 2015
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 19: Royal Wootton Bassett and Cricklade Community Area
Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 58: Ensuring the Conservation of the Historic Environment

Saved policies of the North Wiltshire Local Plan 2006

Policy HE1 Development in Conservation Areas
Policy HE4 Development, Demolition or Alterations involving Listed Buildings.

Cricklade Neighbourhood Plan 2026 (2018)
Policy LAF8 – Proposals for changes to any of the Community Facilities should maintain and improve the existing community use.

Cricklade Conservation Area Statement 1999
4.4 Maintaining the Character of Cricklade
Area 2: High Street North

National Planning Policy Framework (2021):
Section 2 Achieving Sustainable Development
Section 4 Decision-Making
Section 12 Achieving Well Designed Places
Section 16 Conserving and Enhancing the Historic Environment

Planning Listed Buildings and Conservation Areas Act Adopted1990
Section 66(1) – Special regard to the preservation of a historic building or its setting
Section 72(1) – Special attention to be paid towards the preservation and enhancement of a Conservation Area

National Design Guide 2021

Assessment

Section 70(2) of the Town and Country Planning Act 1990 and section 38 (6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications be made in accordance with the Development Plan unless material considerations indicate otherwise. Sections 66 and 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require the local planning authority, in considering whether to grant planning permission and listed building consent respectively, 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 (1) of the same act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation are a in which the building and land are situated.

PLANNING ISSUES

Those issues deemed to be most pertinent to the determination of the application are as follows:

• Principle of development
• Impact on the character and appearance of the conservation area and the setting of listed buildings
• Residential Amenity

CONSULTATION RESPONSES

Cricklade Town Council:

No Object

Conservation Officer:

Meadow Bridge School, is located on High Street, Cricklade a mid-19th century school building now serves as a school for children with learning difficulties. The site also encompasses a recreational area to the rear of the building as well as car parking for the school.

This area is accessed by a gravel drive to the side of the school via a metal gate, which is the subject of these applications. The school and the neighbouring detached property No. 71 High-Street built-in rubble stone and slate roof and the terrace of opposite the gravel driveway including No. 68, Little Cottage and No. 66 High Street are all 17th century village properties in local rubble stone and stone tile roof grade II listed.

The proposal is for the replacement of the metal gate between car park and recreation area and gravel driveway to the rear of the wing of the school building with a pair of timber boarded gates. The opening is about 7.5 m wide, and the new gate will be supported on timber posts at a height of around 2m.

The proposed replacement gate will be like the neighbours existing gates at No. 71 to the same gravel drive and it is considered it will have a neutral impact to the setting of the heritage assets and the character and appearance of the Conservation Area.

REPRESENTATIONS

No representations received relating to this application.

Principle of development

The site is located within the Conservation Area and framework boundary of Cricklade, as identified in the Polices of the Wiltshire Core Strategy. The principle of making alterations to residential curtilages is considered broadly acceptable and in accordance with Core Policies 1, 2, 19 and 57 of the WCS, subject to a range of site- specific considerations and compliance with policies found within the Development Plan. As such the proposal is acceptable in principle.

Impact on the character and appearance of the conservation area and the setting of adjacent listed buildings

Para 189 of the NPPF states how heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be given to the desirability of preserving listed buildings or their settings or any features of special architectural or historic interest which they possess and require special

attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

Section iii of Core Policy 57 of the WCS states new development must respond positively to existing townscape in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines. Moreover, Paragraph 130 of the NPPF states that developments should be visually attractive as a result of good architecture and be sympathetic to local character.

Core Policy 58 which covers Conserving the Historic Environment notes how development should conserve and enhance the special character or appearance of conservation areas in a manner appropriate to their significance.

The National Design Guide (2021) states that “to communicate the benefits of a scheme, it is important to explain how the design of a development relates to context and local character” (Paragraph 44). It adds that “well-designed places and buildings are influenced positively by:

• The history and heritage of the site, its surroundings and the wider area, including cultural influences;

• The significance and setting of heritage assets and any other specific features that merit conserving and enhancing;

• The local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of facades, characteristic materials and details”. (Paragraph 46)

The site lies within the residential curtilage of The Old School a Grade II Listed Building in the, Cricklade Conservation Area and within the vicinity of an array of listed buildings along High Street. The proposed development would result in replacement of existing metal gates to a side access with timber gates.

The Cricklade Neighbourhood Plan and Conservation Area Statement and Management Plan clearly state “The conservation area and historic buildings and assets should continue to be protected and enhanced”.

The proposed development would see the metal gates replaced with timber gates similar in scale and design to the adjoining neighbour. The proposed gates would site at a 90-degree angle to the neighbouring timber gates would have a treated oak finish. Existing timber posts would be retained and used. There are no proposed changes the listed building. The gates would be set back from the road and be side on to the rear side elevation of the curtilage. They would only be visible from the public realm when viewed from facing north looking into the existing set back drive through glimpses to the east.

It is therefore considered that the proposal does comply with the conservation area statement which requires preservation of the historic environment.

The conservation officer when consulted advised no objections stating that “The proposed replacement gate will be like the neighbours existing gates at No. 71 to the same gravel drive and it is considered it will have a neutral impact to the setting of the heritage assets and the character and appearance of the Conservation Area”.

Neighbouring amenity

Section vii of Core Policy 57 of the WCS refers to the need to protect the amenities of existing occupants and to make sure that appropriate levels of amenity are achievable within the development itself. Additionally, Paragraph 130 (f) of the NPPF states planning decisions should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the equality of life or community cohesion and resilience.

The submitted plans confirm that the proposed development would be situated to the south/east rear side elevation of the building in place of a pair of existing gates. Due to the proposed nature of the development and its position the proposal is not considered to pose any detrimental amenity impacts and would therefore be acceptable in amenity terms in accordance with the provisions of Core Policy 57 of the WCS and Paragraph 130 of the NPPF.

CONCLUSION

It is concluded that the proposed development is acceptable in principle and in design and amenity terms, in accordance with Wiltshire Core Strategy Core Policies 1, 2, 19 ,57 and 58, of the Cricklade Neighbourhood Plan and Conservation Area Statement and the relevant paragraphs of the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.

The proposal accords with the adopted development plan and as such, should be granted permission.

Recommendation

That listed building consent be GRANTED subject to the following conditions:

Conditions: (3)

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning 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: Site Location Plan received 2rd August 2023

Proposed Section and Elevations received 2nd August 2023

Design Access and Heritage Statement received 2nd August 2023

Application Form Received received 2nd August 2023

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

3 The material finish to be used for the external surfaces of the development hereby permitted shall be oak stained or any other natural stained finish..

REASON: In the interests of visual amenity and the character and appearance of the area.

Informatives: (1)

4 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.