CASE OFFICER'S REPORT

Application Reference:	PL/2023/06872
Date of Inspection:	
Date site notice posted:	Sent to site owner
Date of press notice:	
SITE ADDRESS:	60 St Ann's Street, Salisbury
PROPOSAL:	Internal works including works to two windows

POLICIES

Wiltshire Core Strategy CP 58

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

~~Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990~~

Chapter 16 of the NPPF (revised July 2021)

CONSULTATION RESPONSES

Salisbury City Council: no comment (6/9/2023)

Historic England: declined to comment

REPRESENTATIONS

None received

THE HERITAGE ASSET

60-68 St Ann Street is listed at grade II*, Number 60 is on the righthand side, looking at the building from across the road. The list description reads as follows:

Circa 1500 with C18 alterations. 2 storey timber framed with plaster infilling. Gable end old tile roof. Panelled wings, either side of passage, to rear. Front has 5 C18 flush architrave framed sashes, glazing bars intact. **On ground floor No 60 has 3 light shop window and door, possibly reset carved wood strips flanking**. To left No 66 C19 double shop front. Central passage entrance giving access to wings to rear, which are largely of painted brick with C18/C19 flush architrave framed sashes. However the south ends of both wings are timber framed, that of No 66 with jettied weatherboarded

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1st floor. Interiors: No 60 has chamfered beams, 2 exposed roof trusses, collars, principals, curved struts between collars, windbrace. No 66 has exposed tie beam in east end wall, remains of partition truss with cambered tie beam, curved brace. South end, tie beam, curved braces to wall posts, raised centre collar, linking curved struts, butt purlins, curved windbraces.

More information on the building is included within the RCHME publication (p123).

'*No 60 of two storeys with timber-framed walls and having a tiled oof continuous with that of No.66, is probably of the late 15th century. The jettied E. wall (with which the jetty of No.66 originally combined for form a through-way) has recently been underbuilt, but part of the original glint E. wall of the lower storey remained in situ until 1969. Inside, chamfered beams and a doorway with a four-centred oak head are preserved. An inscribed date '1450' is bogus*[i]*. On the first floor, the W bay of No 66 has now been joined to No,60'*..

60 St Ann's Street is also within the City of Salisbury conservation area.

THE PROPOSALS

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Ground floor

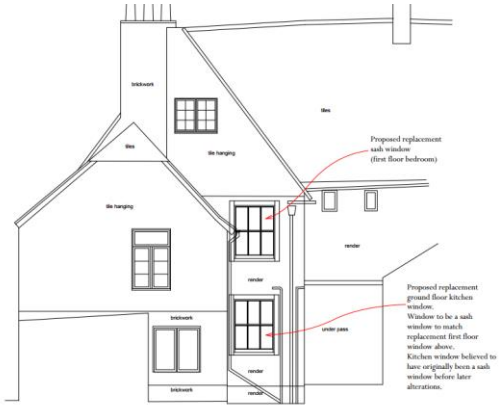
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The proposal is to move the existing internal door to the kitchen over towards the chimney breast and construct a nib wall abutting the outside wall.

South Elevation

The proposal is to replace two windows on the rear. One at ground (serving the kitchen) and one at first floor. The ground floor kitchen window is a modern window of no historic interest and of a non-traditional design. The first floor window is a sash window (3 over 3).

The proposed new sash for the first floor would match the existing in appearance however it would be slim double-glazed. The new kitchen window would be a matching sash window (so also slim double-glazed).



PROPOSED SOUTH ELEVATION (REAR OF HOUSE)
SCALE: 1:50

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 ~~200 says~~206 that:

~~'Any harm~~'Local planning authorities should look for opportunities for new development within Conservation Aras ….and within the setting of heritage assets, to~~,~~ enhance or ~~loss of, the~~ better reveal their significance.'

The Council's Core Strategy Policy CP58 'Ensuring the conservation of ~~a~~ the historic environment' requires that "*designated heritage ~~asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.'~~*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

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heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

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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

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Number 60 St Ann's Street is an important medieval building on a burgage plot lining one of the important historic routes in to Salisbury. Recent dendrochronology dating has dated the building (or timbers rather) to 1450.

The building has been modified and its plan form impacted in the 20th and 21st century. The applicant speculates that the kitchen is a later linking of the front building with an outbuilding, which would certainly not be uncommon in Salisbury within The Chequers. The date of the 'link' building is unclear but it is in situ by 1888 when it appears on the town plan.

The proposal to move the door would cause some minor harm ie possible disturbance of historic fabric (date unknown but not medieval). In the context of the whole, this harm would be negligible.

In respect of the windows, the replacement of a single-glazed window with a slim double-glazed window is more problematic, however, in the context of the whole of this particular elevation, the replacement of the ground floor window would significantly enhance the appearance of this elevation and the two windows would be read together. As such, the proposed slim double-glazed units in this instance are considered acceptable.

In support of her application, the applicant says:

'The wood of both the window and the frame of the C20th sash window in the spare bedroom have decayed to such an extent that the window no longer fits its frame and the bottom bar of the lower half has the glass (at one corner) hanging free of the wood which has decayed beyond repair.

The current kitchen window, immediately below the spare bedroom window, was originally the same as the sash window above. From its construction, materials and proportions it appears to have been inserted c. 1950s-60s. The fittings to open this window are near the top of a large pane of glass. I can only reach them by climbing up and kneeling on the worktop (very near the stove top) to open or shut the windows. This

is not a sensible or safe situation, particularly for someone of my age, as I am now 81years old.

Replacing both these windows with bespoke copies of the first-floor sash window, made to fit their actual window openings and constructed of traditional materials will reinstate the aesthetic unity of the south elevation and allow me and my guests to open them safely'

RECOMMENDATION: Approve subject to conditions

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[i] Subsequent dendrochronology has dated the building to 1450 so probably not a bogus claim