CASE OFFICER'S REPORT

Application Reference:	PL/2023/05226
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	18 August 2023
Case officer:	Selina (Nina) Parker-Miles

Site Address:	Queenswood House, 4 Manor Gardens, Bradford on Avon, Wilts, BA15 1FR
Proposal:	Single storey rear extension, internal reconfigurations, new front window replacing existing door, garden store to side elevation, solar panels to main house roof
Recommendation:	Approve with Conditions

Proposal and Site Description

The application relates to a domestic property known as Queenswood House, 4 Manor Gardens, a former hospital that has been converted to four dwellings. The building is Grade II listed and is located within an established residential area on the northern side of Bradford on Avon. The property lies north of the Bradford on Avon Conservation Area and lies within the buffer zone of the Bath and Bradford on Avon Special Area of Conservation for Bats.

This application proposes the erection of a single storey rear extension, internal reconfigurations, new front window replacing an existing door, garden store to side elevation, solar panels to main house roof and an air source heat pump. The application site has extant planning permission for a similar scheme, that has not been implemented. This proposal seeks permission to add the garden store, solar panels to the main house roof and an air source heat pump to the previously approved scheme. This scheme is subject to a sister application for householder consent PL/2023/04843.

Policies

National Context:

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

Local Context:

CP2 - Delivery Strategy
CP7 – Spatial Strategy for the Bradford on Avon Community Area
CP41 - Sustainable Construction and Low Carbon Energy
CP50 – Biodiversity and Geodiversity
CP57 - Ensuring High Quality Design and Place Shaping
CP58 - Ensuring the Conservation of the Historic Environment
Bradford on Avon Conservation Area Statement - 2008
Bradford on Avon made Neighbourhood Plan 2017

Key Issues
Principle of Development
Impact on the Setting and Significance of the Listed Building

Relevant Planning History
W/08/00004/FUL Mixed-use development comprising new build healthcare incorporating nursing home, assisted living units, and ancillary accommodation (Class C2); conversion of Berryfield House to 3 no. dwellings and erection of 8 no. new dwellings (Class C3); conversion of the Coach House and Bothy to offices (Class B1); and associated landscaping and access works – Approve with conditions
W/08/00005/LBC Conversion and alterations to Berryfield House to form 3 no. residential units following demolition of 20 century rear extensions; conversion of the Coach House and Bothy to offices; and formation of an opening to facilitate new build residential development in the walled garden – Approve with conditions
W/10/00359/FUL Revised planning application for conversion of Berryfield house to 4 residential dwellings (Class C3); erection of 8 new build residential dwellings (Class C3); Change of use of the coach house to employment use (Class B1); and associated access works (revision to 08/00004/FUL) – Approve with conditions
W/10/00422/LBC Demolition of redundant hospital buildings; conversion of Berryfield House to 4 residential dwellings; and change of use and alterations of the Coach House to offices (revision to 08/00005/LBC). - Approve with Conditions
W/11/00447/LBC Amendments to the currently approved scheme W/10/00422/LBC to amend entrance door location to The Manse (plot 3) amend garage door type to (plot 1) and amend internal layout to Queenswood House (plot 4) - Approve with Conditions
W/12/00180/FUL Erection of single storey log cabin in the garden - Approve with Conditions
Pl/2021/06977 Application to regularise amendments to the single-storey rear extension to Queenswood House pursuant to W/10/00359/FUL – Approve with conditions
PL/2021/06979 Application to regularise amendments to the single-storey rear extension to Queenswood House pursuant to W/11/00447/LBC – Approve with conditions
PL/2022/05281 Single storey rear extension, internal reconfigurations, new front window replacing existing door - Approve with conditions
PL/2022/05546 Single storey rear extension, internal reconfigurations, new front window replacing existing door - Approve with conditions

Consultation Responses
Bradford on Avon Town Council - No response received
Wiltshire Council Conservation Officer - No objection
Wiltshire Council Public Protection - No objection

Representations
Consultation consisted of advertisement by site notice and neighbour notification.

Planning Considerations and 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 must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

Principle of Development
The proposed development comprises alterations and additions to the host dwelling set within the settlement boundary of Bradford on Avon. The proposed development would be wholly within the residential curtilage associated with this dwelling and as such the principle of development is acceptable subject to the following considerations.

Impact on the Setting and Significance of the Listed Building
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. Section 66 requires that special regard be given to the desirability of preserving listed buildings and their settings. The NPPF outlines government policy for planning. It sets out three overarching objectives for the planning system in the interests of achieving sustainable development – an economic objective of building a strong economy; a social objective of fostering well-designed, beautiful and safe places and an environmental objective of protecting and enhancing our natural, built and historic environment.

Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out policies concerning heritage and sustainable development and requires a balanced approach. National Planning Practice Guidance provides guidance on interpreting the NPPF.

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.

Queenswood House is an early 20th century addition to the grade II listed Berryfield House which is a large formally designed, house dating from the early 19th century. Queenswood House is an extension to Berryfield House and is therefore listed as an integral part of the building rather than as a separate structure which lies within the curtilage.



Image of the Grade II listed building viewed from the north east



Existing (left) and proposed (right) front elevation



Existing (left) and proposed (right) rear elevation

The conservation officer was consulted on the previous proposed scheme and had the following points to offer:

"The NPPF defines significance as the "value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting." Historic England assesses significance in a similar manner, referring to evidential, historic, aesthetic and communal values of a place. In this case the significance of the building lies largely with its historic fabric and architecture - its form, layout and architectural expression/detailing and use of high-quality design materials which have significant aesthetic and architectural interest, and which contribute to the character of the conservation area. The rear extension is a simplified, but complementary, addition to the main house.

The scheme has been revised to address issues raised at pre-application and the proposals now represent a modest addition to the sitting room in a traditional form and orientation to the building which projects only modestly from the main envelope of the building and is visually largely contained within the angle between this property and the neighbouring block. The removal of fabric to provide access has been minimised and it restricted to the fabric beneath the two windows and the area of wall between. As a result, the impact on the historic fabric and character of the building as a whole will be minimal.

The door to be converted into a window is a later feature of limited significance and the proposed works will be in line with the current situation. The proposed solar panels will be largely hidden from view from ground level around the building by the parapet and existing roof form. On this basis, provided that the installation is carried out with care to limit harm to existing historic fabric, any harm caused by glimpses from upper floors of surrounding buildings or from greater distances will be outweighed by the benefits in terms of providing a renewable energy source"

The conservation officer updated her consultee response to include appraisal of the proposed garden store, solar panels to the main house roof and air source heat pump (24.08.2023)

"*The additional works proposed, over and above those approved under the previous consents (PL/2022/05546 (LBC) & PL/2022/05281 (FUL)), will have a limited additional impact on the special interest of the listed building as a whole, which largely relates to the earlier areas of historic fabric and to the overall architectural appearance of the main elevations of this competent early C20 extension. The impact of the proposals on heritage assets will be largely 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*"

Summary & conclusion: *The impact of the proposals on heritage assets will be largely 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 "*

The use of sympathetic materials is supported, however it is considered prudent to attach conditions to secure final details of the materials to be utilised and joinery detailing. It is considered that the proposed structure would sit comfortably within the immediate setting and wider landscape, with similar style extensions having being erected within the immediate vicinity. It is considered that the proposed extension and alterations would by virtue of their height, scale and design constitute complementary additions to the host dwelling that would appear commensurate to the size of the property and plot. The development would therefore comply with Policy CP58 of the Wiltshire Core Strategy, Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 and Chapter 16 of the NPPF.

RECOMMENDATION: Approve with conditions

Conditions: (6)

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 and documents:
Location Plan DWG No - 23004 P001
Block Plan DWG No - 23004 P002A
Existing Floor Plans Elevations and Sections DWG No - 23004 P050A
Existing Second Floor Plan and Roof Plan DWG No - 23004 P051A
Proposed Floor Plans Elevations and Sections DWG No - 23004 P100A
Proposed Second Floor Plan and Roof Plan DWG No - 23004 P101A

All Plans Received 20.07.2023

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

3 No works shall commence on site until details of all new or replacement rainwater goods (which shall be of cast metal construction and finished in black) and their means of fixing to the building have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

4 No works shall commence on site until details of all new external window and door joinery have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

5 No development shall commence on site until the exact details and samples of the materials to be used for the external walls have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

6 No development shall commence on site until details of the [INSERT] to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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