CASE OFFICER'S REPORT

Application Reference:	PL/2023/06715
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	16 October 2023
Case officer:	Fiona Webb

Site Address:	55 THE PIPPIN, CALNE, SN11 8JG
Proposal:	Replacement of 5 Windows. External redecoration.
Recommendation:	Approve with Conditions

Scope of comments: the following comments relate to the built historic environment.

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) 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." It is also required that distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. Proposals are required to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development…

ii. the retention and enhancement of existing important landscaping and natural features…
iii. responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

Site: The building is a Grade II listed semi-detached house. The original parts of the property date from late 17th or early 18th century. The building is also located within Calne Conservation Area.

Proposal: This application is for consent for the removal and replacement of 5 window frames, casements and glazing of six belonging to the property. The proposal also involves external decoration.

Relevant planning history: ENQ/2023/00238 - Removal and Replacement of 5 window Frames

Issues: Impact on the significance of the 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 “Heritage Impact with Design & Access Statement” which provides sufficient information to understand the impact of the proposals and is proportionate to the scope. The requirements of the NPPF are therefore met in this respect.

The property is an historic end terrace house in the centre of Calne, and the proposal aims to restore the property through the replacement of defective windows, and subsequent external decoration. 55 The Pippin (with 57) is a modest domestic rubble-built cottage and has had various additions and alterations throughout the centuries of occupancy.

The proposal is for the replacement of 5 existing windows: ground floor front x2, ground floor back x1, first floor front x1 and first floor back x1. The existing windows are modern timber casements and are of no historic or architectural significance, as such there will be no loss of historic fabric. As such there is no objection in principle to this proposal.

The proposed replacement units are flush fitting casement, all with draught excluder, in Sapele hardwood (from sustainable source), fitted with slimlite double glazing units and no exposed trickle vents. Opening casements are to be hung on polished chrome butt hinges and fitted with black stays and fasteners.

The application also proposes exterior redecoration, with mineral based masonry paint. The paint is breathable and suitable for lime painted walls.

The proposed replacement windows will have a positive impact to the property in terms of its condition and appearance and will preserve and enhance its character. Likewise, the external redecoration will increase the house’s visual appeal and bring it up to a high standard of finish.

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 the 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:
Calne Town Council – No objection

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(1) 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 8/08/2023 Location of Windows – dated 29/08/2023 Front West and Back East Elevations – dated 8/8/2023 Window Sections – dated 29/08/2023 Additional Joinery Details – dated 4/08/2023 Window Paint Datasheet and Swatch – dated 8/08/2023 External Surface Swatch and Paint Data Sheet – dated 8/08/2023
REASON: For the avoidance of doubt and in the interests of the significance of the heritage assets and their setting.