CASE OFFICER'S REPORT

Application Reference:	PL/2023/07271
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	16 October 2023
Case officer:	Fiona Webb

Site Address:	33-36A New Park Street, Devizes, SN10 1DZ
Proposal:	External repairs and replacements, internal and external roof repairs, rear fire escape staircase replacement and redecoration to the existing properties forming 33 - 36A New Park Street
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) 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 'Core Policy 58: Ensuring the conservation of the historic environment' requires that designated heritage assets and their settings will be conserved and where possible enhanced. 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.

Site: The properties are a terrace of Grade II listed building located within Devizes Conservation Area.

Proposal: The proposal seeks external repairs and replacements, internal and external roof repairs, rear fire escape staircase replacement and redecoration to the existing properties

Relevant planning history: PL/2023/05069 - External repairs and replacements, internal and external roof repairs, rear fire escape staircase replacement and redecoration to the existing properties forming 33 - 36A New Park Street (withdrawn)

Issues: Impact on the significance of a listed building. Impact on the character and appearance of the conservation area. Impact on setting of listed buildings.

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 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.

This application is for the refurbishment of external elements on two buildings between a terrace of listed properties situated on New Park Street and Couch Lane that can no longer be repaired, including the replacement of the rear metal fire escape staircase which is in disrepair.

As part of the proposed refurbishment and repair works it is proposed to:
- Re-decorating the window block sills and stone key blocks (White)
- Re-decorating the false windows with the same design and colours
- Repairing and re-pointing the stone cornice and stone copings running around on top of the parapet walls
- Replace existing spalling brickwork around the building and on the chimneys to match using lime mortar mix to secure them
- Repoint existing brickwork around the building and on the chimneys using lime mortar mix
- Refurbish and redecorate existing rainwater guttering and downpipes around the building
- Refurbish coping stones on the parapet walls
- Lay new flat roof coverings behind the parapet walls on the front and rear of the building
- Carry out roof repairs including applying wood treatment and preservation to internal roof timbers
- Repointing on the chimneys to match using lime mortar mix
- Roofing repairs re-using as many of the existing tiles and ridge tiles

This proposal is an improvement on that previously submitted, since the windows are proposed to be redecorated rather than whole scale replacement.

Very careful repair of the damaged or spaulled brickwork and repointing will be required and it is essential that works are carried out by hand or by non powdered hand held tools.

The majority of the works are repair, apart from new areas of replacement flat roof and the replacement of the external staircase, which would match the existing.

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.

Subject to conditions, 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:
Devizes 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: (4)

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: [insert plan numbers, including any revision number and date]

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

3 No works to cut out or repoint the external brickwork or stonework shall be undertaken until:

a) Details of the extent of cutting out of spaulled or defective brickwork and repointing has been submitted to and approved in writing by the Local Planning Authority; and

b) A sample panel not less than 1/2 metre square to show the cutting out of the spaulled or defective brickwork, proposed mortar composition and colour, and the method of pointing, has been prepared on site, inspected and approved in writing by the Local Planning Authority.

The works shall thereafter be carried out to match the approved sample.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

4 The cutting out of defective brickwork and pointing shall be carried out by hand (or by non powered hand-held tools) only.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.