CASE OFFICER'S REPORT

Application Reference:	PL/2023/08743
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	09 November 2023
Case officer:	Fiona Webb

Site Address:	2 CHURCH STREET, MARKET LAVINGTON, DEVIZES, SN10 4DT
Proposal:	Proposed replacement windows.
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 or enhancing 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 site is a Grade II listed building located within Market Lavington Conservation Area. The building is a redbrick late 18C property with traditional Georgian sash windows.

Proposal: The proposal seeks the replacement of four windows in the west elevation, one window in the east elevation and one window in the north elevation of the property.

Relevant planning history: PL/2023/00601 – Proposed replacement window;

Issues: Impact on listed building, impact on character and appearance of 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 Statement" which provides sufficient information to understand the impact of the proposals and is proportionate to their scope. The requirements of the NPPF are therefore met in this respect.

The existing windows are either of poor design and style, (as is the case with the north elevation window), or are near the end of their functional life in terms of integrity of fabric. They are in need of replacement.

The proposed replacements would be slimlite double glazed traditional flush-casements 12mm) with the same opening casement arrangements as the existing windows, (except for the north elevation storm-proof type existing window.) The window glazing bars and internal sections would retain the traditional Ovolo detailing.

This approach of appropriate like-for-like detailing would enhance the quality and character of the building's appearance within the setting of the conservation area.

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 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:
Market Lavington Parish 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 and Block Plan – dated 10/10/2023 Proposed and Existing North Elevations – dated 10/10/2023 Proposed and Existing East Elevations – dated 10/10/2023 Proposed and Existing West Elevations – dated 10/10/2023 Window Details – dated 23/10/2023 REASON: For the avoidance of doubt and in the interests of the significance of the heritage assets and their setting.