DELEGATED REPORT

Application Reference:	PL/2023/07869
Application Type:	Full Planning permission
Site Address:	8 High Street, Calne, Wilts, SN11 0BS
Proposal:	Render repairs to external elevations. Replacing existing stone sign with render. Repair, renovation or replacement to existing timber windows.
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application seeks planning permission for render repairs to external elevations. Replacing the existing stone sign with render. The proposal will also see repairs to the render on the external elevations and the replacement with new render finished to match the existing. The proposal includes additional repair, renovation and replacement to the existing timber windows.

The listed building works have been covered under a previously approved LBC application PL/2023/00577. The conditions attached to the previously approved LBC, covering finishes and materials have been discharged under application PL/2023/07383.

SITE DESCRIPTION

8d High Street is located in the centre of Calne Conservation Area on the pedestrian high street which is connected to Curzon Street. 8d High Street is a Grade II listed building, with other listed buildings around it.

The site is wholly within the Calne Conservation Area (CCA). The listing is detailed blow.

Formerly known as: Hawkins HIGH STREET. House and inn, now shop. Late C17, re-fronted and extended early C18; further rear extension in early C19; altered internally late C20. C19 rendered brick with stone dressings, otherwise rendered rubble with squared, coursed limestone rubble sides; brick stacks to right-hand and rear gables, stone slate roof, with pantiles to the rear. 2-room parallel plan with right-hand rear wing, extended twice. 2 storeys and attic; 3-window range. Early C19 shop front has an ashlar stall riser beneath C20 plate-glass windows which curve in to a left-hand doorway and panelled door, with heavy ovolo-moulded timber doorposts, and a full-width bracketed canopy; to the left a segmental-arched carriage opening inserted between No.9 (qv). Rusticated first-floor quoins, timber modillion cornice gutter. Early C18 bolection-moulded architraves to early C19 6/6-pane sashes, and 2 C19 gabled dormers with casements. Original lead downpipe and decorative hopper with wreath flanked by figures. Rear wing has brick gable and exposed C19 sawn purlin ends, the carriage passage has timber joists and a horizontal sliding sash in a blocked former side entrance; 2 further ranges of different heights with wide timber lintels. INTERIOR: includes a panelled ground-floor room in rear extension with boxed out cornice; front ground floor has late C20 inserted stair, partition walls removed. HISTORICAL NOTE: forms a U-shaped plan with No.9 (qv), suggesting a previous use as an inn.

It is noted that the stone sign on the front elevation (currently broken) is not mentioned in the listing description. Furthermore, the stone sign is not shown in listing photograph taken in c.1981.

POLICIES

Wiltshire Core Strategy 2015 (WCS)
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 58: Impact upon Heritage Assets

Calne Neighborhood Plans
Policy BE2: Design

MAIN ISSUES

- Principle of Development
- Heritage assets
- Scale and design
- Residential amenity

CONSULTATION

Calne Town Council: Objects

Members discussed the recent planning history and that this was a full application. Members were concerned at the loss of the stone signage.

It was UNANIMOUSLY RESOLVED to object to the removal of the stone sign and to render the wall which would result in a loss of local heritage. Members were supportive of the repairs to other aspects of the buildings but would request that wooden window frames are used.

Wiltshire Council Conservation: No objection subject to condition

The submitted consultation response recommended conditions requiring the submission of further joinery details and a sample panel of render. These appear to have already been requested under the LBC application (PL/2023/00577) and discharged under DoC application (PL/2023/07383).

REPRESENTATIONS

No representations received.

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. The National Planning Policy Framework (NPPF) and the Calne Neighbourhood Plan are material planning considerations. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.

Principle of Development

Decisions on planning applications are made in accordance with the policies contained in the Wiltshire Core Strategy and government guidance.

The principle of alterations to existing buildings is established as acceptable. However, the detail of the proposals must also be considered against other policies within the development plan.

Impact upon heritage assets

The proposal will see the repair and replacement of render to the external elevations, the removal of the broken stone sign and repair and renovation of the timber windows.

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.

Each aspect of this proposal is assessed and discussed in turn below.

Removal of the existing stone sign to the front of the property
As part of the external works, it is proposed to remove the existing stone sign that has become damaged and to replace this with render to match the rest of the plinth. The comments received from the Town Council are noted.

The stone sign is not mentioned in the list description and is not shown in Historic England's image of the building, c.1981. As such the stone plaque is modern and is considered of limited significance. As such in heritage terms the removal of the sign and replacement with lime render to match the remaining plinth is acceptable and while retention and repair of the sign might be desirable, in this instance the plinth is a relatively modern addition and its removal is not considered to result in harm to the significance of the listed building.

Render Repair
The building is currently finished in render, which is a particularly poor quality. To the side of the property there is an area of render that has fallen away from the building and exposed the rubble stone behind it. This is causing damage to the main wall that no longer has its waterproof layer. There is also a large damp patch to the front of the property between the canopy and the window above.

In heritage terms the need to prevent further water ingress and damage to the historic fabric is essential. The LBC application and DoC application which run concurrently with this application. This confirms that the proposed render is acceptable and confirms that it respects the historic form of the listed building.

Repair or Replacement of existing Timber Framed Windows

The alterations to the windows are mainly limited to general repairs and decoration with exception to the dormer windows. One dormer window in particular is showing significant signs of rotting. It may be possible if repairs are carried out soon that the proposed work could be limited to renovation and repairs rather replacing.

In heritage terms the repair rather than replacement of any windows is strongly preferred. However, the submitted plans and previously approved LBC and DoC applications confirm that the replacement timber is acceptable.

Conservation Area

As the proposal is wholly within the CCA due consideration is given to the potential impacts upon the character and setting of the CCA.

The repairs to the render, removal of the broken sign and repair/replacement of the windows is considered to result in a public benefit through restoring the condition of a prominent building within the CCA.

As no harm has been identified the proposal in this instance is considered to comply with S16,66 and 72 of the Planning (Listed Building and Conservation Area) Act 1990 and CP58 of the WCS.

Scale, Design and Visual Impact

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design, materials amongst other things. Sections 12 of the NPPF expects a good standard of design.

The proposal in this instance will see the existing building repaired having a positive impact on the outward appearance of the site in this prominent location. The proposed development will integrate effectively.

In terms of scale and design the proposal is considered to comply with the requirements of CP 57 of the WCS.

Residential amenity

Core Policy 57 states that development should have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and ensuring that appropriate levels of amenity are achievable within the development itself. Section 12 of the NPPF also states

that planning decisions should create places with a high standard of amenity for existing and future users.

Due to the modest nature of the proposed development and works it is not considered that there would be unacceptable impacts upon the amenity of neighbouring properties in terms of overbearing, loss of light, overshadowing or amenity.

As such it is considered that the proposal would not result in unacceptable impacts upon the amenity or living conditions of surrounding residential occupiers when assessed against CP57 of the WCS.

CONCLUSION

The proposal is considered to be acceptable in respect of size, scale and design. The development is not considered to impact unduly upon the character of the area, wider landscape, highways safety or on the living conditions of neighbours. The proposal is therefore in accordance with Core Policy 57 and 58 of the Wiltshire Core Strategy, Policy BE2 of the Calne Neighbourhood Plan and relevant sections of the National Planning Policy Framework (2023).

Conditions relating to the window details and render are covered by the listed building consent PL/2023/07383. The proposed alterations to the building must be carried out lawfully in accordance with the approved details under DoC application PL/2023/07383. As such it is not considered reasonable or necessary to attach the conditions again to the planning permission.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions:

See decision notice