CASE OFFICER'S REPORT

Application Reference:	PL/2023/07381
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	06 October 2023
Case officer:	Helen Garside

Site Address:	St Olaves, 19 Woolley Street, Bradford On Avon, BA15 1AD
Proposal:	Internal alterations to install a Limecrete sub floor in the kitchen, repair and refurbish the stone floor within the Entrance and Hall. Removal of a circular window to the rear hall and replacement with square window to match the existing and new door leaf for the back door.
Recommendation:	Approve with Conditions

POLICIES

Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990 - requirement to have special regard to the desirability of preserving or enhancing the building or its setting or any features of special architectural or historic interest which it possesses.

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). English Heritage's "Conservation Principles" provides policy and guidance for the "sustainable management of the historic environment".

Core strategy Policy CP58, whilst primarily relevant to planning applications, gives an indication of the Council's aspirations for the historic environment. The policy requires that designated heritage assets and their settings will be conserved.

ISSUES

Impact upon the preservation of the listed building, its setting and features of special architectural and/or historic interest. Impact on the conservation area – the revised works subject of this application are either internal or at the rear, where they involve an acceptable replacement of a window in a modern extension and will have no impact on the conservation area and this issue is therefore no considered further.

REPRESENTATIONS

Bradford on Avon Town Council – no objection.
Bradford on Avon Preservation Trust – support
Historic England – no comment but note that the LPA should "seek the views of your specialist conservation and archaeological advisers".

SITE

St Olaves is a Grade II* listed building located in a roadside position on a key route within the core of the town and conservation area. Evidence suggests the original building was constructed in the latter half of the C17 and comprised the current rear range of the building. It was then re-fronted with a prominent and high-quality Georgian frontage c.1730-50. The building has seen a number of uses, including a formal change of use to office use in the latter decades of the twentieth century. This resulted in some less than sensitive changes and an overall functional 'feel' to the property. It was converted back to domestic use in 2007.

Applications earlier this year granted consent for various works including proposals include changes to the parking and access to the rear of the house, including the re-surfacing of the yard, construction of new enclosed garaging and workshop and enclosure of the area with a new boundary wall and gates. Also the siting of a number of solar panels on the roof of the house, making use of the largely hidden valley slopes to minimise the visual impact. Key proposals for the interior of the house included alterations within the kitchen to ease day to day access and the linking of two rooms at first floor, along with various repairs and minor amendments to the layout etc. to continue the process of domestication following the return of the property to residential use.

PROPOSAL
The current application proposes works to the floors in the ground floor of the main house (including in-situ repairs to the stone entrance hall floor and the installation of limecrete under the previously approved new floor in the kitchen) and a new design detail in respect of a previously approved door/window arrangement in the modern side extension.

RELEVANT SITE HISTORY
11/09/1984 - W/84/00957/FUL - Change of use to office - Approve with Conditions

11/09/2006 - W/06/02207/FUL - Change of use from residential/office to single unit of residential accommodation/a dwelling house – Approved

25/07/2023 - PL/2023/01539 & PL/2023/01364 - Internal alterations and refurbishment works, proposed demolition of an existing lean to within the rear courtyard with proposed new pitched roof workshop and 3 bay garage built into the existing bank. New courtyard cobble surface, gates and rubble stone wall - Approved subject to conditions.

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 enquiry has been accompanied by a comprehensive set of supporting documents. The information is welcomed and helpful in describing the significance of the building and detailing the proposals to allow analysis of the impact of the works.

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 speak of its development over time, have significant aesthetic and architectural interest and contribute to the character of the conservation area.

The proposals were discussed prior to submission and are in accordance with advice given. The works have been designed to a high standard with the building's conservation as a core aspiration.

The works to the internal floors are in the nature of repairs and positive interventions to improve breathability and are uncontroversial from a heritage perspective.

The alternative detail for the replacement window and door in the modern side extensions acceptable in this context (the simulated lead detail would not be appropriate within the main part of the building but, in this context, will not harm the significance of the building).

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.

In this case, alongside the previously approved proposals, the works comprise a comprehensive package which will bring the building back into a good state of repair and address the remaining impacts of the former office use. There is heritage benefit from achieving the optimum viable use of the building and securing its future maintenance. The current proposals are in the nature of beneficial repair which will have a beneficial impact and the replacement of a window/door which will be largely neutral – on this basis the requirements of current conservation legislation, policy or guidance are considered to be met and there is no objection to the application. Full details are provided of the proposed works and there is no requirement for further conditions.

RECOMMENDATION
Approve.

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 development hereby permitted shall be carried out in accordance with the following approved plans:

Title	Description	Received Date
Existing Ground Floor Plan	1315 - EX04A	30 August 2023
Existing Ground Floor Condition	1315 - PL200	30 August 2023
Proposed Ground Floor Alterations	1315 - PL201	30 August 2023
Location Plan	1315 - EX01	30 August 2023
Existing Site Plan	1315 - EX02	30 August 2023
Proposed Garage courtyard window and door Elevations	1315-PL20	30 August 2023
Design and Access Statement	.	30 August 2023
Window Joinery Details	13145 - PL22	6 September 2023
Door Joinery Details	1315 - PL21	6 September 2023

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