CASE OFFICER'S REPORT

Application Reference:	PL/2023/08460
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	08 November 2023
Case officer:	Guy Bentham-Hill

Site Address:	South Wraxall Lodge, Lower South Wraxall, Bradford on Avon, BA15 2RR
Proposal:	Change of floor finish to ground floor hall - replace modern floor boards with natural Bath Limestone
Recommendation:	Approve with Conditions

SITE DESCRIPTION

As per the Statutory List Entry for the building and as described by the applicant in the content of the application.

RELEVANT HISTORY

The most recent applications on file are PL/2023/00733 and PL/2022//09657

APPLICATION

The application is to replace the existing modern timber floorboards to the entrance hall with new limestone flooring.

RESPONSE TO PUBLICITY AND CONSULTATION

The application has been advertised in the Local Press, Council Website and via Site Notice.

The Parish Council have raised no objection to the proposed works.

POLICIES

Sections 16(2), 66 and 72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

ISSUES

The works are confined to the ground floor of the building and solely to the replacement of the existing floor board to the entrance hall area.

ASSESSMENT - WOULD THE PROPOSED DEVELOPMENT PRESERVE THE LISTED BUILDING OR ITS SETTING OR ANY FEATURES OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST WHICH IT POSSESSES?

In terms of the works to the building, the proposal is considered to preserve the character and appearance of the listed building and the setting of the neighbouring listed properties, demonstrating compliance with the legal requirements of section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The scope of the revised works will comply with para 202 of the NPPF and Guidance contained in BS7913.

The applicant has demonstrated that the works are minor in nature concern modern additions to the original building, thus the works will have limited impact on the significance of the building. The applicant has demonstrated that the new flooring can be accommodated without the amendment of the floor joists thus not impacting on the structure of the building.

The works will be undertaken with no visual change to the external appearance of the building, as the general appearance will be as existing, as the works are confined to the interior of the existing building: as a result, the works will have no impact of the setting of the adjacent listed buildings.

In conclusion the works to the building are generally considered are considered on balance to preserve the special interest of the Listed Building as per the requirements Section 16(2) of the Planning (Listed Buildings & Conservation Areas) Act 1990 and national guidance set out in the NPPF and BS7913.

RECOMMENDATION

That listed building consent is GRANTED, subject to the following conditions:

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 and documents:

1308-EX-132-P1, 1308-132-P1 and 1308-EXOO-P3 - All received on the 3th October 2023.

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