CASE OFFICER'S REPORT

Application Reference: PL/2023/08979
Date of Inspection:
Date site notice posted: Sent to site owner
Date of press notice:

SITE ADDRESS: F J CHALKE LTD, SALISBURY STREET, MERE, BA12 6HE

PROPOSAL: Carry out alterations to provide improved staff facilities.

POLICIES

Wiltshire Core Strategy CP 58

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Chapter 16 of the NPPF (revised July 2021)

CONSULTATION RESPONSES

Mere Town Council: support (29/11/2023)

REPRESENTATIONS

None received

THE HERITAGE ASSET

The building is part of a listed terrace, which was listed as Downlease (at the time of listing in 1989 it was one property) and at grade II. The list description reads as follows:

'Three cottages in row, now one property. C18 with C19 roof and modifications. First cottage in rubble, with gable wall in rat-trap bond brickwork; remainder has small squared and coursed stone to front wall, rubble elsewhere; the whole with plain tile roof. Two storeys, 2+4 windows, all at ground floor boarded up, but presumed 2 or 3-light casements to wood lintels. First floor has two 4-pane sashes with horns, single and 3-light casements with glazing bars, then stretch of plain walling, 3-light casement with glazing bars and a 6-pane sash with horns. Central to left cottage a 4-panel C19 door under small transom light, centred to middle block, vertical plank

door, and to right, beyond a straight joint in walling a 4-panel with transom light. Three brick ridge stacks, one to right gable, the other two originally the gable stacks of earliest building. Cropped stack to left gable. The left gable shows a lower level roof line. Back, painted, has 3 doors and scattered casements. Interior: unused and inaccessible. This probably a restructuring of an earlier building - there are some signs of a stone-mullioned window over the central doorway.'

The Statement of Significance notes

'As the list description suggests, it is very likely that this is an earlier building of 17th or 18th Century date modified in the 19th Century. It is likely that there was another building immediately to the west (now removed) resulting in the need for the west gable end to be re-built'

(Hence rattrap west gable wall)



The building is within the Mere Conservation Area.

THE PROPOSALS

The proposals relate to the office unit which is the lefthand end cottage (ie nearest the garage).

Elevations

General – reroofing with salvaged/matching tiles – doesn't need LBC, however, they will inspect the main roof structure and repairs may be required

South-east – opening up of the former fanlight. It is in situ. The door would be blocked from the inside but the fanlight reglazed to provide light to the WC

North-east (rear) – replacement back door and reopen a window at first floor level

Ground floor proposed (relating only to LH cottage)
Stud wall reinstated (would appear to be on line of previous removed wall)
Partitions removed and reconfigured to form WC behind front door
Front door blocked from inside (but fanlight remains exposed internally for light)
New partitions to create two toilets (one disabled)

First floor
Reopening of a rear window
Removal of partitions

THE LEGISLATIVE/POLICY FRAMEWORK

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 says:

'*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority…… shall have special regard to the desirability of preserving the building or its setting….'*

Paragraph 197 of the NPPF says:

'In determining applications, local planning authorities should take account of:

The desirability of sustaining and enhancing the significance of heritage assets……'

Paragraph 206 that:

'Local planning authorities should look for opportunities for new development within Conservation Aras ….and within the setting of heritage assets, to enhance or better reveal their significance.'

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance." 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.

Wiltshire Council's Core Strategy Policy CP57 'Ensuring high quality design and place shaping': A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

ASSESSMENT

This building was once a thatched house. Remnants of the thatched roof remain which has been roofed and tiled over.

The cottage is in a very poor condition, used as storage etc for the motor business. It needs attention and repairs.

Whilst the works would not enhance the significance of this cottage, they would result in the investment of much needed monies to ensure the continued 'health' of the building. As such, the proposals are considered acceptable subject to detailing of elements.

On this basis, the proposals would preserve the interest of the listed building and the conservation area and are therefore considered to be in accordance with Sections 66 and 72 of the PLBCA Act 1990 as well as Core Policy 58 and Chapter 16 of the NPPF.

RECOMMENDATION: APPROVE with conditions

Suggested conditions

Schedule of repairs for the roof, windows and walls
Details of the new window and door to the rear
Repairs to floorboards, if necessary, with matching
Section of matchboarding at first floor to possibly enclose staircase (to be discussed when more investigative work is undertaken)