CASE OFFICER'S REPORT

Application Reference:	PL/2023/06628
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	07 September 2023
Case officer:	Guy Bentham-Hill

Site Address:	Hatt House, Box, Corsham, SN13 8DH
Proposal:	Proposals to undertake structural alterations to the rear C19 extended range to the main house - see design and access statement for further details
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/2022/7446 and PL/2022/08143 prior to these applications Preapplication Advice was sought under ENQ-2021/03016.

APPLICATION

Proposals to undertake structural alterations to the rear C19 extended range to the main house and replace a number of defective windows which are beyond viable repair.

RESPONSE TO PUBLICITY AND CONSULTATION

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

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

POLICIES

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

Policy CP57 and CP58 of the Local Plan

The National Planning Policy Framework 2023.

ISSUES

The application has been amended to include large scale joinery details in a revised plan package received on the 20/11/2023.

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 repair to stabilise the fabric of the 19th Century wing of the building. The works are necessary to address structural weaknesses caused via the introduction of dormer window in the early twentieth century to serve a bathroom and the previous removal of a structural support at a ground floor level.

The minor changes to ground floor plan will preserve the historic floor plan of the building and centre on areas of the building that have previously been amended. The works with the first bathroom are considered to be acceptable as these are within the 19th Century wing of the building and the room in question has a later suspended ceiling.

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 envelop of the existing building: as a result, the works will result no impact of the setting of the adjacent listed buildings.

The proposed new timber windows are considered to appropriately designed to compliment the traditional architecture of the original building as shown in the large scale window details provided on the 20/11/2023 and as previously discussed during the consideration of ENQ-2021/03016.

In conclusion the works to the building are generally are 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.

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:

Received on the 4th August 2023 –
GA-16, GA-18, GA-09, GA-15, GA-07, PGA -00, GA-11 Rev C, GA-14 Rev B, GA-12 Rev E, GA-03, GA-17, GA-13 Rev C, GA-05, GA-02, GA-08, GA-04, Schedule of Repairs Rev B, 1306_HHB-AFS-XX-XX-CA-S002-P01, 1306_HHB-AFS-XX-XX-CA-S001-P02

Received On the 20TH November 2023 –
GA-19 REV A, GA-20 REV B, GA-21, AD-17 and AD-18

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