CASE OFFICER'S REPORT

Application Reference:	PL/2023/08790
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	10 November 2023
Case officer:	Guy Bentham-Hill

Site Address:	26 Theobalds Green, Calstone, Calne, SN11 8QE
Proposal:	Removal of added modern horizontal ceiling and like-for-like replacement of C20 roof structure on the garage end single storey lean-to extension of the Grade II Listed Building
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 application on file is PL/2021/05459, to replace a number of sheds within the garden.

APPLICATION

Proposal to replace the existing roof on a mono pitched extension to the existing thatched cottage albeit with alternative interlocking materials

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) 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 existing addition is twentieth century addition to the original thatched cottage and is composed of modern building materials.

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 the replacement of the existing mono pitched roof which leans against the original gable wall for a similar roof albeit with a interlocking clay materials . The works are necessary to address the issue that the existing roof is not of a sufficient pitch to for the existing tiles to function effectively. The only discernible change from the present roof will be that the new roof is of a better quality and ensuring that the tiles have sufficient lap to make them more able to cope with the pitch. Internally the intention inside is to omit the plasterboard ceiling so the room is open to the (now insulated) new roof. The eaves detail will be similar to the existing there will be no changes to the walls beneath the roof in the replacement of the existing roof covering.

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

The proposed new roof would be appropriately designed to replicate the existing character and appearance of the listed building. As the fabric in question to be amended is modern there would be no impact on the significance of the heritage asset.

In conclusion, the works to the building are generally 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:

Drawing nos 3808-EX-PR-002, 3808-EX-PR-001, 3808-BP-001, and Site Location Plan – All received on the 11th October 2023.

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