CASE OFFICER'S REPORT

Application Reference:	PL/2023/07803
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	15 December 2023
Case officer:	Helen Garside

Site Address:	33 St Georges Terrace, Stallard Street, Trowbridge, Wilts, BA14 9AA
Proposal:	Replace modern sheet glass overlight with a cast replica of the original
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 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.

REPRESENTATIONS
Trowbridge Town Council – no objection.

ASSESSMENT
The application relates to the proposed reinstatement of original architectural detailing to a Grade II property within a terrace which is listed as follows:

No 29 to 35 Stallard Street (statutory address) Formerly Nos 3-9 St George's Terrace circa 1824 (rates). 2 storey small-ashlar terrace set back from road by front gardens with paths running to front doors. Cornice and parapet swept up twice. Plain flush surrounds to windows, 2 per house on 1st floor. Recessed frames to ground floor. Sash windows (apart from 1st floor casements to No 30). Plate glass Nos 31-35, glazing bars No 29 and ground floor of No 30. Stone surrounds with recessed inner edge to doorways. 6 panel doors mostly raised and fielded, the lower panels

of Nos 29-32 with circles to corners. Nos 30, 31, 34 and 35 retain diamond pattern to rectangular fanlights. 7 chimneys, (4 ashlar). Slate roofs. Nos 28 to 35 (consec) (St George's Terrace) garden walls, rails and gatepiers form a group.

The traditional door overlight has been replaced with in plain modern glass in a number of properties within the terrace. These are gradually being replaced to match the original detail which is retained in 4 houses. The new overlight will be manufactured in cast iron to match the detailing of those previously granted consent for replacement.

The works will reinstate an original architectural detail and will enhance the special interest of the building, the setting of neighbouring buildings and the conservation area. As a result, the proposals are considered to comply with current legislation and policy and are proposed for approval.

RECOMMENDATION:
Approve with 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:
1:1250 Location Plan
Dated uploaded 12 September 2023

Design and Access Statement (including confirmation that overlight is to be manufactured in cast iron).
1:3 architectural details for new overlight – Exterior 1 of 2 Dated 14/10/2003
1:3 architectural details for new overlight – Interior 2 of 2 Dated 14/10/2003
All dated as uploaded 10th November 2023

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