CASE OFFICER'S REPORT

Application Reference:	PL/2023/09360
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	15 December 2023
Case officer:	Helen Garside

Site Address:	21 Bridge Street, Bradford on Avon, Wilts, BA15 1BY
Proposal:	Replacement of old downpipe with replacement wider downpipe in same materials, replacement of hoppers with similar style in same materials and repair guttering
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
Bradford on Avon Town Council – no objection.
Bradford on Avon Preservation Trust – no objection.

ASSESSMENT
The application relates to the replacement of a single downpipe and 2 rainwater collection hoppers which serve the front roof slopes of three properties within a terrace in Bradford on Avon. The terrace is listed as follows:

Five C18 houses in a row. Ashlar, modern pantile roofs, 3 storeys 1 window per house. All windows except on ground floor are double-hung sashes in reveals, those on 2nd floor being

grouped in pairs with wide stone mullions. Ground floor windows are good specimens of fixed light windows divided by glazing bars into small panes; No 23 has 48 panes and No 22 has 42 panes. Plain square-headed doorways and continuous plain string courses at Ist and 2nd floor levels.

Visual inspection confirms that downpipe serves an unusually large area of roof slope (a separate downpipe for each property would be more usual) and discolouration and deterioration to the stonework suggest that there has been some discharge of water from overfilling of the hoppers. The current downpipe is narrow for this situation and whilst the proposed 4 inch downpipe is larger than would usually be specified, it is agreed that the increasing incidence of extremely heavy and prolonged rainfall incidents male the change prudent in this situation. The visual impact is mitigated by the specification of traditional cast iron fittings which will be painted to tone with the stonework as at present . Any harm which may result from the visual impact of the wider downpipe is more than offset by the provision of an adequate rainwater disposal system which will preserve the fabric of the building. The works will preserve fabric and features of the listed building as required by legislation and the impact on the setting of neighbouring buildings and the conservation area from this minimal change will be largely neutral. 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 30th October 2023
Design and Access Statement 13th November 2023

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