CASE OFFICER'S REPORT

Application Reference:	PL/2023/09385
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	15 December 2023
Case officer:	Helen Garside

Site Address:	12 Church Street, Bradford on Avon, Wilts, BA15 1LW
Proposal:	Proposed Replacement Fenestration
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 subject to approval of conservation officer.

ASSESSMENT
The application relates to the replacement of the window frames of two windows to a Grade II property within a terrace which is listed as follows:

A small group, forming the east end of row of cottages. Late C17. 2 storeys. Rubble with ashlar dressings, and stone-tile roofs. 3 windows and 2 dormers to each property. Dormers have 2-light leaded casements, hipped stone tiled roofs and tile hung sides. Other windows are 2-light leaded casements, with stone mullions to No 11. 2 square-headed plain doorways, one to left, and one to

right of frontage with wood lattice porch. No 14 is a similar building to rear of No 12. Stone outbuildings in low range to right-hand side, in front of No 14. Single storey with coped end-gable and carriage arch.

Visual inspection confirms that the window frames are in poor condition and that further partial repair via splicing etc. to prolong their life is probably now impractical. The leaded glazing will, however, be retained and replaced within the new frames.

The works will retain as much fabric as possible and will preserve the architectural detail and appearance of the building via the specification of matching details and retention of the leaded glazing. Taking into account that the existing frames are beyond repair, the works will preserve fabric and features of the listed building as required by legislation and impact on the setting of neighbouring buildings and the conservation area will be 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:
Heritage Statement and Design and Access Statement – 31st October 2023
Proposed replacement fenestration (location and block plans, elevations and joinery details) - Ref. AH/2023/61 – 13th November 2023

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