CASE OFFICER'S REPORT

Application Reference: PL/2023/10700
Date of Inspection:
Date site notice posted: Sent to site owner
Date of press notice:

SITE ADDRESS: The House, Salisbury Street, Mere, BA12 6HE
PROPOSAL: Replace rotten kitchen window

POLICIES

Wiltshire Core Strategy CP 58

Section 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Chapter 16 of the NPPF (revised July 2021)

CONSULTATION RESPONSES

Mere Town Council: None received

REPRESENTATIONS

None received

THE HERITAGE ASSET

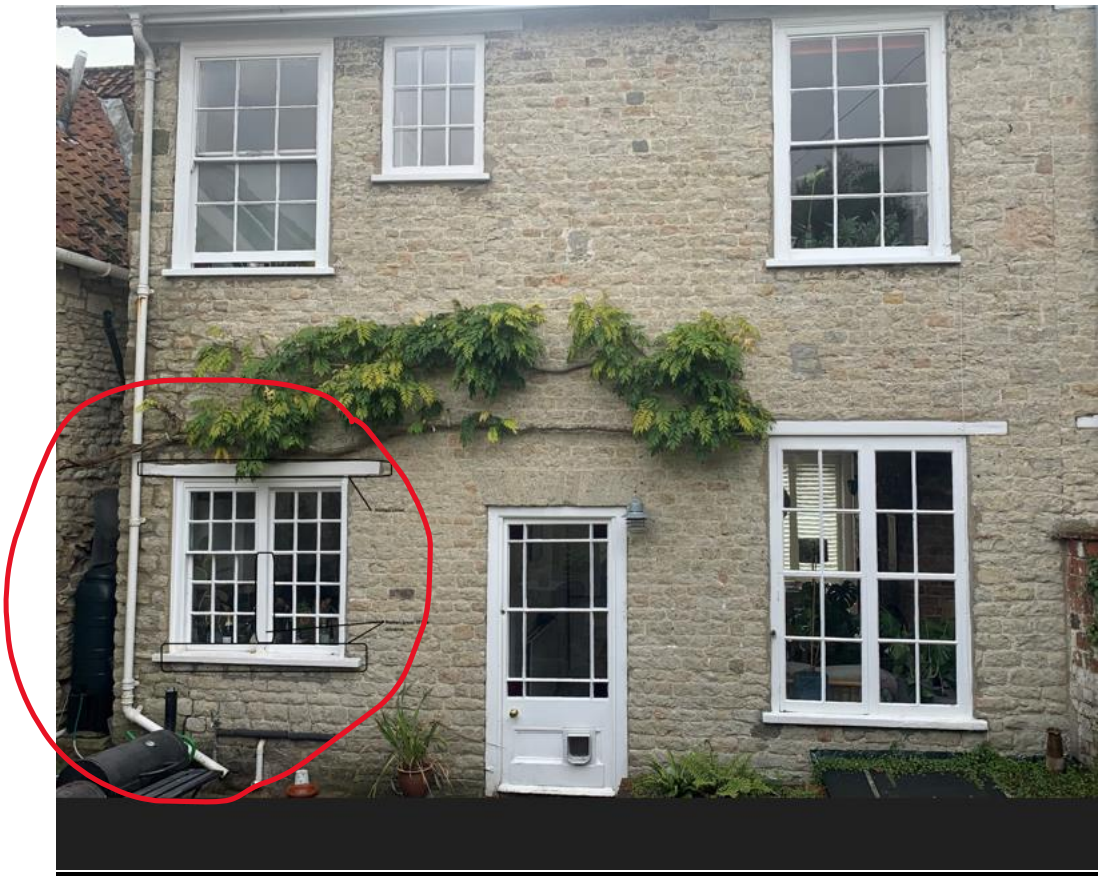
'The House' is listed at grade II. The list description reads as follows:

'House in street row. Late C18 or early C19. Squared coursed rubble, ribbon pointed, double Roman tile roof. Two storeys, 2 windows: ground floor has 4-light C19 shop front with shaped heads to lights under common fascia with 4-panel door under shaped overlight, and a 12-pane sash. At first floor, two 12-pane sashes, all these set to front plane of wall, and flush voussoirs. Low-pitched roof with brick gable stacks.'

The house is also within the Mere conservation area.

THE PROPOSALS

The application is for the replacement of a window on the rear that serves the kitchen.



The mullion of the existing window iis beyond ‘reasonable repair’.

The proposal is to replace the existing window with a timber casement window, although this time the windows will have slim double-glazed units and the name of panes will be reduced so that the proportions of the panes align with those of the other windows.

THE LEGISLATIVE/POLICY FRAMEWORK

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 says:

‘*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority…… shall have special regard to the desirability of preserving the building or its setting….’*

Paragraph 197 of the NPPF says:

‘In determining applications, local planning authorities should take account of:

The desirability of sustaining and enhancing the significance of heritage assets……’

Paragraph 206 that:

'Local planning authorities should look for opportunities for new development within Conservation Aras ….and within the setting of heritage assets, to enhance or better reveal their significance.'

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance." It is also required that distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

ASSESSMENT

The existing window is not of historic interest, as such, the proposals would not involve the loss of historic fabric.

The multi-panes are of different proportions to those elsewhere in the property and as such, it is a discordant visual element. The proposed replacement window would reduce the number of panes and introduce panes of proportions that would be in keeping with the other existing windows. As such, there would be a visual improvement.

The works would have no impact on the Mere conservation area.

CONCLUSION

The proposals are considered acceptable on the basis that they would not harm the special interest of the building. Joinery details have been supplied.

RECOMMENDATION: APPROVE with conditions