CASE OFFICER'S REPORT

Application Reference:	PL/2023/06817
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	13 September 2023
Case officer:	Guy Bentham-Hill

Site Address:	53 St Mary Street, Chippenham, Wilts, SN15 3JW
Proposal:	Internal re-configuration of walls on first floor
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. The Building is a Grade II* Listed Building in St Mary Street Chippenham.

RELEVANT HISTORY
No recent applications are on file the Planning History refers to the neighbouring buildings.

APPLICATION
The application is for the retention of retrospective works at first-floor level concerning the relocation of a stud partition wall.

RESPONSE TO PUBLICITY AND CONSULTATION
The application has been advertised in the Local Press, Council Website and via Site Notice.
The Town Council have raised no objection to the works
Historic England have not responded to our consultation.

POLICIES
Sections 16(2), 66 and 72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.
Wiltshire Core Strategy CP57 and CP58

ISSUES
The works to the interior of the building and appear to have affected an area of the building that has previously been amended.

ASSESSMENT - WOULD THE PROPOSED DEVELOPMENT PRESERVE THE LISTED BUILDING OR ITS SETTING OR ANY FEATURES OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST WHICH IT POSSESSES?

The special interest of the Building in this case is chief attributed to its traditional external appearance within St Mary Street with its composed early 18th Century Flemish façade in red brick with stone detailing. It origins as one of the earliest building in this area of the town are hidden behind the current brick facade, behind in the rear section of the building are evidence of a

timber frame which appears more 17th Century. Thus over time the building has been updated in order modernised including 19th Century and early 20th century alterations.
Whilst retrospective in nature at the date of my inspection and as detailed in the evidence provided by the architect, it is clear that the recent works have realigned the partitions to an earlier layout.

The evidence on the timber floorboard is that in the late 19th Century /early 20th Century the corridor/landing was blocked off with a sole plate atop the historic boards. Further evidence in Bedroom 2 shows that the flooboards were amended at a 90 degree angle to the front façade.

The revised configuration in the application is therefore not considered to be contentious in principle in view of the previous disturbance of historic fabric.

The replacement of the modern ensuite door to concealed door is considered to be appropriate given the high status of the bedroom.

The proportions of Bed 2 have been restored to previous balanced arrangement more appropriate to a Regency Room.

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 works will comply with chapter 16 of the NPPF and Guidance contained in BS7913.
The works will be undertaken with no visual change to the appearance building, as the general appearance will be as existing, as the works are confined to the interior of the existing building: as a result, the works will result not impact of the setting of the adjacent listed buildings.

The works are 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.

In view of the retrospective nature of the proposal, excessive conditions are not required in this case.

Conditions: (1)

1 The works hereby permitted shall be retained in accordance with the following approved plans and documents:

Location Plan, Drawing Numbers 724-PL-01 and 724-PL-02 , All received on the 10th August

2023.
Drawing no 724-PL-03 and Method Statement - Both received on the 9th November 2023.

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