CASE OFFICER'S REPORT

Application Reference:	PL/2023/09582
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	14 December 2023
Case officer:	Guy Bentham-Hill

Site Address:	Building 50: Avro, Buckley Barracks, Lower Stanton St. Quintin, Chippenham, Wiltshire, SN14 6BT
Proposal:	Internal alterations to military accommodation block, external repairs and sustainability enhancements.
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 Buckley Barracks which is also known as the former Former RAF Base at Hullavington. The building is one of four similar barrack buildings.

RELEVANT HISTORY
PL/2022/08742, PL/2023/00262, PL2021/04527 and 20/03720/LBC
ENQ/2023/00765

APPLICATION
Internal alterations to military accommodation block, external repairs and sustainability enhancements. This including the provision of an amended internal floor plan and the replacement of the existing external windows.

RESPONSE TO PUBLICITY AND CONSULTATION
The application has been advertised in the Local Press, Council Website and via Site Notice.
The Parish Council have raised no objection to the works.

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 are generally not considered to impact on any features of historic merit, the internal plan form of the building as demonstrated within the Heritage Statement has previous been amended within limited survival of the original designed form of the building.

The external windows of the building have replaced previously with modern windows, the proposals include the reinstatement of traditional wooden windows.

During the assessment of the application revised window details have been provided to omit the previous applied glazing bar for a traditional solid glazing bar.

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 design and function as a working part of the original RAF base.

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 heritage statement provides evidence and justification to demonstrate the scope of the internal work will not impact on the significance of the building due the degree of previous interventions to the building. The internal works are considered necessary to allow the building to be retained in its optimum viable use as military residential accommodation.

The works will be undertaken with very minor visual change to the appearance of the building, as the general appearance will be as existing, as the majority of 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.

Where changes are proposed to the exterior these would impact on modern fenestration and restore the building to more traditional appearance via the removal of the existing modern windows thus offering a modest enhancement.

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.

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:

Large Scale Joinery details for the proposed new external windows and doors drawing nos 50501 50502 and 50503 - received on the 22nd of December 2023.

The following Drawings nos from the Planning Pack received on the 17th November 2023; 50100, 50101, 50105, 50107, 50108, 50110, 50120, 50125, 50126, 50128, 50200, 50210, and 50515.

Stonework repair schedule prepared on the 27th September 2023 and submitted on the 6th November 2023.

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