CASE OFFICER'S REPORT

Application Reference:	PL/2023/08871
Application Type:	Approval of details reserved by a condition
Site Inspection:	
Consultation ends:	07 December 2023
Case officer:	Joe Leesam

Site Address:	Old Manor Cottage, Church Street, Little Bedwyn, Marlborough, Wilts, SN8 3JQ
Proposal:	Discharge of conditions 3, 4, 7 of PL/2023/04933
Recommendation:	Approve

POLICIES

Wiltshire Core Strategy Adopted January 2015):
- Core Policy 57: Ensuring High Quality Design & Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

The National Planning Policy Framework (NPPF) 2021

Planning Practice Guidance (PPG)

Sections 16 & 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

The North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2019-2024

REPRESENTITIONS

Final Comments:

Conservation – No Objections.

Ecology – No Objections.

ASSESSMENT

The application before the Council is for the discharge of conditions 3,4, and 7 of planning consent PL/2023/04933.

Condition 3:

No development above slab level shall commence on site until details and samples of the materials to be used for the external walls, roofs and rainwater goods have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area and the setting of the listed host building.

Conservation have been consulted on the submitted details to discharge condition 3 of planning consent PL/2023/04933; following an initial request for further details, they responded to revised specifications with no objections. The proposed materials for the external walling will be horizontal larch cladding; this has already been installed and a photograph has been submitted to the local authority. The roofing has also already been installed and this will consist of rosemary roof tiles. The rainwater goods will be Hargreaves Foundry Cast Iron in the colour black. The Final assessment made by the Conservation Officer is as follows:

"Tiles – acceptable. Weatherboarding – acceptable. Rainwater goods – acceptable. Bricks and Bond – acceptable."

It is therefore considered that the submitted details are sufficient to satisfy this condition.

Condition 4:
No works above slab level shall commence on site until details of all new external window and door joinery have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting permission in the interests of preserving the character and appearance of the listed building and its setting.

Conservation have been consulted on the submitted details to discharge condition 4 of planning consent PL/2023/04933 following an initial objection, conservation have responded with no objections to subsequently submitted specifications. The revised window specification will consist of sapele timber with black spacer bar, with glazing set at a thickness of 4.6.4. The proposed door will consist of grade AD European oak with half glazing at a thickness of 4.6.4. The final assessment made by the conservation officer is as follows:

"Door Design - acceptable. Window design - acceptable"

It is therefore considered that the submitted details are sufficient to satisfy this condition.

Condition 7:
Prior to works above slab level details of the number, design and locations of nesting opportunities for birds and native planting shall be submitted to the local authority for approval. These details should be clearly shown on a site plan. The approved details shall be implemented before occupation of the final works. Biodiversity enhancements will continue to be available for the target species for the lifetime of the development.

REASON: To provide mitigation/enhancement for biodiversity.

Ecology has been consulted on the submitted details to discharge condition 7 of planning consent PL/2023/04933 and have responded with no objections, stating:

“the submitted documents are sufficient to enable discharge of condition 7.”

It is therefore considered that the submitted details are sufficient to satisfy this condition.

Conclusion:
In conclusion, it is considered that the submitted details are adequate to satisfy conditions 3, 4, and 7 of planning consent PL/2023/04933. Development shall be carried out in accordance with the approved details.

RECOMMENDATION:
Approve

I can confirm that the submitted photographs of the rainwater goods, photograph of the brick sample panel, and photograph of the roofing/exterior walling material as received 22 November 2023 satisfies condition 3; the joinery details for the doors and windows submitted 22/11/2023 satisfies condition 4, and; the planting details received 26 October 2023 satisfies condition 7 of planning consent PL/2023/04933.

Development shall be carried out in accordance with the approved details.

Please ensure that a copy of this correspondence is kept with the decision notice. If you have any queries, please contact the case officer on their details below.

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