CASE OFFICER'S REPORT

Application Reference:	PL/2023/11118
Application Type:	Approval of details reserved by a condition
Site Inspection:	
Consultation ends:	23 January 2024
Case officer:	Meredith Baker

Site Address:	The Old Malt House, South Street, Aldbourne, Marlborough, SN8 2DW
Proposal:	Discharge of condition 3 of planning application PL/2023/00784 (Proposed structural requirements to repair and preserve barn)
Recommendation:	Approve

Planning Policy

National Planning Policy Framework (2023) (NPPF)
Wiltshire Core Strategy (WCS, 2015)
Planning Practice Guidance (PPG)
Section 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990

Consultation Response

Conservation Officer: Initial comments – comment with request for additional information.
Final comments – support.

Proposal

The discharge of condition 3 pursuant to listed building consent reference PL/2023/00784:

Condition 3:

No development shall commence on site until details of the materials of the brickwork, brick bond and mortar for buttresses and mortar mix and joint areas for proposed fracture repair, together with a sample panel 1/2m square showing construction details for wall to be locally rebuilt, 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 special qualities of the Listed Building.

Assessment

The following information has been submitted to discharge the above condition:

- Application Form
- Ibstock Farmhouse and Grantley Brick Specification
- Accompanying Document for Discharge of Conditions dated Dec. 2023

· Additional information from Agent dated 12th January 2024 including Grantley Brick Specification and photos (including of brick panel, brickwork against existing barn, proposed natural stone and store against the existing barn. Confirmation of brick bond being Flemish bond and infill stone of Sarsen Stone.
· Additional information from Agent dated 17th January 2024 confirming Flemish bond not stretcher bond and further information regarding the proposed stone. Noting that the new proposed stone would be used for the infill and internal elevations where required.

During the application process the Council's Conservation Officer has reviewed the submitted documents. The first comments requested photographs of the sample brickwork against the existing building, requested confirmation that the infill stone would be natural sarsen stone and outlined that as the outbuilding is a traditional building, traditional brick bond is preferred (not stretcher bond). It was confirmed that the stated mortar mix was deemed acceptable (natural hydraulic lime (NHL 3.5) with an off-white finish with a medium course grit and rustic appearance for the brickwork buttress piers and natural hydraulic lime (NHL 3.5) with an off-white finish with a rugged, course appearance to match existing for the stonework repairs).

Additional information was submitted by the Agent (12th January) which confirmed that the brickwork would be Grantley hand made brick (the initial submission provided two options for the brickwork). Photos were provided of the brickwork panel and the brickwork against the existing barn. Photos of the stonework was also submitted (on its own and in context of the existing barn). It is furthermore confirmed that the brick bond would be Flemish Bond and the infill stone is Sarsen Stone. In this regard the Conservation Officer commented that the brickwork is acceptable subject to traditional brick bond is used (not stretcher bond). Concern was raised about the stonework and the colours provided, in this respect the agent outlined within a rebuttal (17th January) that the photos provided are the same stone whereby the different lighting shows the same stone as a different colour. It was furthermore noted that the Agent stated regarding the stone " It is probably worth confirming that where possible the amount of wall to be rebuilt will be minimal and the rebuilt areas will be constructed using the existing weathered stone on the external elevation in an effort to preserve the external appearance of the barn, this would mean the new proposed stone would be used for the infill and internal elevations where required."

The Conservation Officer has reviewed all the details during the application process and concluded in the final comments that no objection is raised to the materials proposed. The brickwork is agreed to be handmade Grantley brick in Flemish Bond, the proposed infill stone would be sarsen stone. It has been stated by the Conservation Officer that "It is agreed that there is little consistency in shades/colour of stone. Provided that the amount of wall to be rebuilt is minimal and the rebuilt areas will be constructed using the existing weathered stone on the external elevation in an effort to preserve the external appearance of the barn, I am happy to accept the proposed new stone for the infill and internal elevations where required."

As such the proposed details are considered acceptable and would not be harmful to the character and appearance of the area and the special qualities of the Listed Building.

Conclusion

It is confirmed that the details submitted are acceptable to discharge condition 3 of PL/2023/00784. As such the application for the discharge of this condition is approved.

RECOMMENDATION:

Approve