CASE OFFICER'S REPORT

Application Reference:	PL/2023/09533
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	14 December 2023
Case officer:	Guy Bentham-Hill

Site Address:	2 NEW ROAD, CHIPPENHAM, SN15 1EJ
Proposal:	Proposed installation of partitions to form private office spaces to ground 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 Chippenham on New Road the building is part of wider terrace which is slightly recessed back from the pavement

RELEVANT HISTORY
The site has a history of office use but has evidence of previous retail use evidenced by a ground floor shop window. No recent applications are on file for the last 5 years previous applications appear for signage in the Planning History.

APPLICATION
The application is for the reinstatement of ground floor partition which would recreate a hallway and separate ground floor room. On the second floor of the building the proposal is to reconfigure an existing series of partition walls which divide the rear room currently to a number of toilet cubicals. The revisions to this room would create a kitchen/mess area and a reduced toilet provision.
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.

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 are confined to the interior of a building which has a history of office use. The interior of the building in reference to the second-floor rear room has been compromised via the previous subdivision of the space to provide toilets in the late twentieth century.

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 as part of a wider terrace composition. The building was originally designed a domestic residence and has been altered over time to suit changing use patterns.
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 on the setting of the adjacent listed buildings.

The Proposed re-instatment of the ground floor partition wall to recreate the entrance hall is considered to be a conservation benefit as the works will reinstate a traditional ground floor plan to the building and thus enhance the architectural values of the listed building.
The works to the rear ground floor wing floor as shown on the revised plans are not consider to be controversial in this case as the building has been extensively modernised in this area and thus the works will not result in the loss of historic fabric or impact o the significance of the listed building

I recommend that the format of any new joinery in reference to the new doors to serve the ground floor partitions is controlled by condition to ensure the new joinery is appropriate to the existing surviving features of the Listed Building. Following the recommendation of the Principal Conservaton Officer a schedule of the existing doors to be upgraded to fire doors will be sought via a condition which also provide details of how the existing historic doors where surviving will be upgraded.

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: (4)

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:
Existing Floor Plans 305/101 Received on the 2/11/2023
Pproposed Floor Plans 305/102 Revision A Received on the 24/12/2023

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

3 No works shall commence on site until details of all new or replacement internal joinery, including all new internal doors and skirting in particular reference to the new ground-floor partitional walls, 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 listed building consent and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and
appearance of the listed building and its setting.

4 Not withstanding the details provided to-date no works shall commence on site in respect of the replacement or repair of the existing internal doors to meet fire safety standards until a full schedule and specification has been provided to the Local Planning Authority to examine the type and condition of the existing internal doors and whether any surviving historic doors can be upgraded sensitively to meet fire and building regulation safety standards. 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 listed building consent and the matter is required to be agreed with the Local Planning Authority before the relevant part of the works commences in order that the works are undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building.