CASE OFFICER'S REPORT

Application Reference:	PL/2023/09206
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	05 January 2024
Case officer:	Selina (Nina) Parker-Miles

Site Address:	399 The Spa, Bowerhill, Melksham, SN12 6QL
Proposal:	Proposed refurbishment of existing garden building to create new Garden Room and Store.
Recommendation:	Approve with Conditions

Proposal and Site Description

The application relates to 399 The Spa, a Grade II listed semi-detached building. The site is located on the outskirts of Melksham within Bowerhill within an area that is susceptible to surface water flooding. The property occupies a large plot and is set back from the public highway accessed via a private driveway. To the south east of the host dwelling lie two semi-detached pairs of Grade II listed dwellings.

This application seeks refurbishment to the existing garden building to create a new garden room and store. The scheme has been subject to revisions following concerns from the conservation officer over the amount of glazing to be installed. Revised plans were received (15.12.2023) and consulted on. The scheme is subject to a sister application for householder consent (PL/2023/08776).

Policies

National Context:

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

Local Context:

CP2 - Delivery Strategy
CP15 – Spatial Strategy for the Melksham Community Area
CP57 - Ensuring High Quality Design and Place Shaping
CP58 - Ensuring the Conservation of the Historic Environment
CP67 - Flood Risk

Key Issues

Principle of Development
Impact on the Setting and Significance of the Listed Building

Relevant Planning History
W/09/02380/FUL Change of use of existing outbuilding to studio and side extension to provide garage - Refuse
W/09/02465/LBC Change of use of existing outbuilding to studio and side extension to provide garage - Refuse
16/00934/LBC Repair internal stone steps, and replace collapsed roof to stone garden shed and make unit weatherproof - Approve with conditions
PL/2022/08749 Proposed extension over side entrance to create study - Approve with conditions
PL/2022/09086 Proposed extension over side entrance to create study - Approve with conditions

Consultation Responses
Melksham Without Parish Council - No objection
Wiltshire Council Conservation Officer - Support

Representations
Consultation consisted of advertisement by site notice and neighbour notification. No representation letters were received.

Planning Considerations and Assessment
Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

Principle of Development
The proposed development comprises development to an existing residential property set in an established residential curtilage within the settlement boundary of Melksham. The proposed works are wholly within the residential curtilage and as such the principle of development is acceptable subject to the following considerations.

Impact on the Setting and Significance of the Listed Building
Section 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 207-209 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved.

Paragraph 209 requires local planning authorities should take into account the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness. NPPF paragraph 194 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance.

Core Policy 57 requires a high standard of design in all new developments. of particular relevance to householder extensions is paragraph (iii) which requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

Core Policy 58 requires development to protect, conserve and where possible enhance the historic environment, designated heritage assets and their settings should be conserved and where appropriate enhanced in a manner appropriate to their significance.

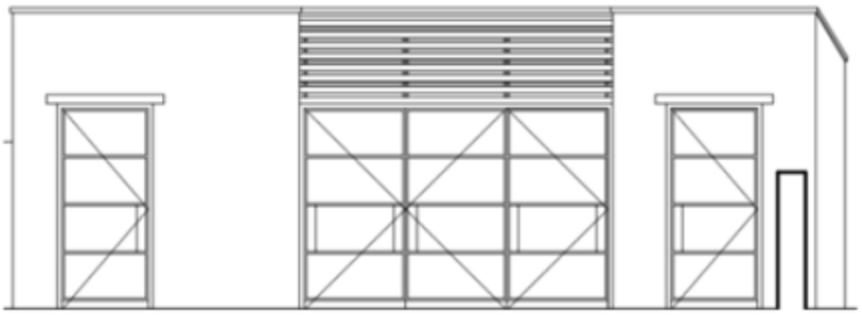
The proposed works relate to limited internal and external alterations to an existing outbuilding contained within the northeast corner of the private residential rear curtilage of 399 The Spa, which is a Grade II semi-detached listed building. Historic England listing describes the Grade II listed pair as '*pair of attached houses. Early C19. Ashlar front and sides; rubblestone to rear, Welsh slate hipped roof, ashlar and brick stacks. 4 storeys, 4 windows. Entrance doors are to left and right, up stone and brick steps to first floor, rusticated flat- roofed porches with semi-circular headed doorways, fanlights and 6 fielded panelled double doors. Entrance to No 399 has wrought iron porch and canopy in addition to stone porch. Basement has two 8- pane sashes and French windows; missing to No 399 and C20 to No 400.*

First floor is rusticated with four 8-pane sashes in semi- elliptical panels. Plat band with key pattern to second floor, four tall 8-pane sashes with wrought iron balconies. Third floor has four smaller 8-pane sashes, windows of second and third floors are separated by grooved pilasters carried up to cornice, panelled frieze below. Blocking course. Left and right returns have blind semi-circular rusticated arched windows to first floor of porch and oculi to ground floor. Rear has four sashes with semi-circular headed windows Lighting stairs. Interior of No 400, (No 399 not inspected): Main feature is second floor drawing room with large 6-panelled double doors in grooved case, linking front and back of house; moulded plaster cornice and high skirting boards. First -floor rooms have less elaborate plaster cornice. Part of a spa development in Melksham of c1815 whose success was short lived. (Melksham Guide 1815; V.C.H. Wiltshire, Vol. 7, 1953)'

The host dwelling occupies a prominent position within the Spa settlement positioned on the main route through Bowerhill, therefore, careful consideration must be given to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires 'special regard' to be given to the desirability of preserving a listed building or its setting'



Existing front elevation of the garden building



Proposed front elevation of the garden building

Following consultation, the conservation officer sought a reduction to the extent of glazing proposed, and revised plans were received. The revisions included a reduction in the number of roof lights and the roof lights reduced in size, a reduction in size of the fan light window above the main glazed screen and reduction in width of the window in the northwest elevation.

The conservation officer commented as follows 'T*he existing single-storey garden building is situated to the rear and side boundaries to the righthand side of the garden when viewed from a number of levels from the rear windows of the main house. The remainder of the garden has been newly planted to a semi-formal pattern with beds containing bushes, trees and flowers intermingled with both fruit and vegetable plants providing a variety of garden produce. The existing building sits in the extreme northeast corner of the rear garden, with the north and east walls defining the north and east boundaries.*

Walls are in local rubble stone with some quoin dressings and copings. A mineral felt, mono-pitched roof falls to the north, and drains to black plastics rainwater goods. The south façade is divided into three distinct rectangles. In the centre a pair of wide, timber sliding doors, with horizontal, waney-edge boarding over, separates two masonry 'bookends,' the left of which includes a vertically boarded personnel door, the right has no openings. The west gable has a small window. The north/rear wall has two pairs of timber framed, obscure glazed windows with horizontal waney-edge boarding over within a local rubble stone wall. The rear wall forms the boundary to neighbouring land, which is not in the ownership of the applicant. It is difficult to date the building, but it is clear that the treatment to the openings is relatively contemporary. In heritage terms this is considered a more sensitive scheme to the outbuilding and is therefore considered acceptable subject to planning conditions for window and door details, roof lights, roof materials, cladding.'

It is considered that the proposed works would by virtue of their minor scale and appropriate design constitute a complementary addition to the garden building that would appear commensurate to the size of the building and plot and any impact upon the listed building would be minimal. The development therefore complies with Core Policies, 57 and 58 of the Core Strategy ,the relevant paragraphs of the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990. The scheme is also subject to a sister application for householder consent and a full assessment is appraised within PL/2023/08776.

RECOMMENDATION: Approve with conditions

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:
Location Plan - Received 11.10.2023
Existing Location and Site Plan DWG No 069-E-00 - Received 11.10.2023
Existing Ground Floor Plan DWG No 069-E-01 - Received 11.10.2023
Existing Roof Plan DWG No 069-E-02 - Received 11.10.2023
Existing Elevations DWG No 069-E-03 - Received 11.10.2023
Proposed Ground Floor Plan DWG No 069-P-01-A - Received 15.12.2023
Proposed Roof Plan DWG No 069-P-02-A - Received 15.12.2023
Proposed Elevations DWG No 069-P-03-A - Received 15.12.2023

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

4 No development shall commence on site until details of the roofing materials to be used on the development 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 preserving the character and appearance of the listed building and its setting.

5 No works shall commence on site until details of all new metal framed glazing have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. 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.