DELEGATED REPORT

Application Reference:	PL/2023/09546 and PL/2023/09871
Application Type:	Planning Permission and Listed Building Consent
Site Address:	29 High Street, Chippenham, SN15 3HA
Proposal:	Height increase of existing main entrance gates with new gate/fence for security purposes within bank passage.
Recommendation:	That Planning Permission and Listed Building Consent is GRANTED

PROPOSAL

This application seeks Planning Permission and Listed Building Consent for a height increase of the existing main entrance gate and a new gate with side fence for security purposes within the bank passage. The existing entrance gate, situated at the front of the property, will increase by 0.50m and will be welded above the existing to match the existing profile colour, size and finish and is to prevent access above the existing void (total height will be 2.3m). The new gate with side fence, situated to the side/rear of the property, will be a green secure mesh system and will be c.2.3m in height and c.1.8m in total length. The fence posts are proposed with pad foundations which will be built away from the adjoining property.

The application sets out the following components for which permission and consent are sought:

- Height increase of existing main entrance gate
- New gate with side fence

The works are intended for purposes associated with the use of 29 High Street as a bank (Lloyds Bank).

DESCRIPTION/CONTEXT

29 High Street is a grade II listed building currently occupied by Lloyds Bank, Chippenham. The building is situated along the busy High Street which runs through the heart of Chippenham. The building is three storey with banking use on all floors. There is an ATM on the outside of the building with a main entrance to the inside of the building and a gated entrance to the side/rear of the building. The rear forms parking area for the branch with an additional site gate.

29 High Street is a Grade II Listed building. The building is described by Historic England as follows:

> *ST9273SW HIGH STREET 930-1/10/52 (North side) 22/06/78 No.29 Lloyds Bank*
>
> *Bank. c1870. Limestone ashlar, slate roof with coped gables and moulded ashlar stacks to left of ridge and left gable end. Classical, mainly Palladian-influenced style. Double-depth plan with rear extensions. EXTERIOR: 3 storeys; 6-window range. The right-hand range is*

stepped slightly back over a flat-arched carriage entrance with C20 iron gates. Dentilled cornice and parapet; C20 2-light casement windows to the 2nd floor; 2 moulded string courses, one at sill level; pedimented horned 6/6-pane sash windows with dentilled cornices to shouldered architraves and sill string course to the 1st floor; wide platband over chamfered rustication to the ground floor; chamfered voussoirs to C20 windows; Tuscan doorcase with flat pilasters and cornice to a C20 door. INTERIOR: not inspected. HISTORY: in 1914 Lloyd's Bank took over the Wilts and Dorset Bank and in 1918 the Capital and Counties Bank consolidated them in this building. (Chamberlain, Joseph A: Chippenham: Chippenham: 1976-: 112; The Buildings of England: Pevsner N & Cherry B: Wiltshire: London: 1967-1975: 172).

Listing NGR: ST9205873347

The site is located within Chippenham Conservation Area but is not covered by any landscape or ecological designations.

PLANNING HISTORY

PL/2021/06584	Part replacement of banking hall floor slab to combat damp issues	Approved
20/05918/LBC	New low-level partition, new IDM machine to be installed in front of new partition with power and data installed to suit. 1No. radiator removed, and wall made good and decorated to match existing. Replacement of vinyl floor to match existing as required.	Approved
16/07985/LBC	Internal Wifi AP units, cabling and internal signage.	Withdrawn
15/000984/LBC	Removal of existing screened cashier counters & installation of three new screenless cashier counters.	Approved
N/13/00475/ADV & N/13/00476/LBC	Illuminated & non-illuminated signage including one fascia sign and two hanging signs	Approved
N/13/01372/ADV & N/13/01416/LBC	Illuminated window signage.	Refused
N/12/00270/LBC	External alterations comprising installation of trunking and access hole for cabling.	Approved
N/06/02880/ADV & N/06/03082/LBC	One logo and one hanging sign	Approved
N/05/02908/FUL & N/05/02907/LBC	Alteration to existing disabled access.	Approved
N/04/02583/ADV & N/04/02620/LBC	Erection of illuminated sign and projecting sign	Withdrawn
N/03/01545/FUL & N/03/01544/LBC	Re-siting of existing internal cashpoint to windows/alterations	Refused

POLICIES

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. At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); and the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006).

Wiltshire Core Strategy Policies 2015 (WCS):

Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 58: Ensuring the Conservation of the Historic Environment

National Planning Policy Framework 2023 (NPPF)

ISSUES

The main considerations which are material to the determination of this application are listed below:

- Principle of development
- Impact on Heritage assets
- Design and materials
- Residential amenity

CONSULTATION

- Chippenham Town Council: No objection.

- Conservation Officer: *No objection to these minor works to the modern gate.*

REPRESENTATIONS

Consultation has been carried out and no objections or comments were received by neighbouring properties or third parties.

ASSESSMENT

Principle of development

The principle of the proposed development is considered to be acceptable. However, the detail of such proposals must still be considered against other polices within the development plan and relevant material considerations.

Impact on heritage assets

The Planning (Listed Building and Conservation Area) Act 1990 provides powers for the designation, protection and enhancement of conservation areas and the preservation of listed buildings. The Act requires that special regard should be given to the desirability of preserving a listed building or its setting (s. 16 and 66) as well as giving special attention to preserving or enhancing the character of appearance of the conservation area (s.72).

The NPPF requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by the proposal (including any development affecting the setting of a heritage asset). Core Policy 57 requires, amongst other things, that new development much be sympathetic to and conserve historic building. Core Policy 58 requires that development should protect, conserve and where possible, enhance the historic environment.

Given the location of the proposals, views from the public realm are focused predominantly to the front elevations along High Street. However, the setting being within an existing built-up commercial area, the minimal gate alteration with new side/rear gate and the use of appropriate materials means that the wider views will not be compromised. The building will sit very much within its localised context, and when seen, will be viewed in the context of the existing form.

The conservation officer was consulted and has considered the works to be acceptable due to the minimal works being targeted to the modern gate of the listed building.

In terms of harm, it is considered that the limited works and acceptable materials will result in no harm to the setting within the listed building or the conservation area.

For the above reasons, there is considered to be no harm caused to the significance of the listed building or conservation area and the proposal is considered to be in accordance with Core Policy 57 and 58 of the WCS, advise in the NPPF and in compliance with section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

Design and materials

Core Policy 57 requires, amongst other things, that new development must be sympathetic to and conserve historic buildings. Proposed developments such as this are acceptable in principle subject to there be no adverse impacts. Core Policy 58 aims to ensure that Wiltshire's heritage assets such as the conservation area are protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life.

Good design helps to provide a sense of place, creates or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing; the layout and design of new developments must also be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the site's characteristics. This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern and features. The proximity of poor quality or indistinct development is not a justification for standard of poor design solutions. New development should

integrate into its surroundings whilst seeking to enhance the overall character of the locality. A high standard of design is required in all new developments, including extensions, alterations, and changes of use of an existing building.

In this instance, the applicant is proposing external changes to a modern gate within the grade II listed building which is currently being used as a bank. It is considered that the proposed height increase to the entrance gate and the new side/rear gate adopts a relatively simple design approach and with appropriate materials that will allow it to integrate sufficiently whilst remaining subservient to the host listed building. Whilst the gate increase proposal sits within the front elevation, it is not considered that the wider views would be unacceptably affected by the works.

The proposals represent modest changes and would not suggest that the cumulative works read as harmful overdevelopment of the site or an excessive addition in terms of scale. The proposals will read as an appropriate addition and as ancillary to the host building and its use as a bank. The increase in scale of the proposed works would therefore not be considered to create an incongruous or unduly prominent feature in this location.

In terms of the external works to the listed building, it is not considered to unacceptably impact upon the character of the site or surrounding areas. The external works are targeted to the previous modern entrance gate of the listed building.

It is considered that the proposals are acceptable in terms of both scale and design and reflects the character and appearance of the wider area and complies with CP57 of the WCS.

Residential amenity

Core Policy 57 states that development should have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and ensuring that appropriate levels of amenity are achievable within the development itself. Section 12 of the NPPF also states that planning decisions should create places with a high standard of amenity for existing and future users.

The proposed development would not immediately present an impact upon the living condition of neighbouring residents or businesses through overlooking or oppressiveness. The proposal therefore would not result in any unacceptable harm to neighbouring properties or result in unacceptable harm in terms of significant loss of daylight, sunlight or privacy for immediate neighbours.

It is also noted that during public consultation, there were no objections or concerns raised by neighbouring properties.

In the context of the nature and layout of the development, there is considered to be no unacceptable impact upon the amenities and living conditions of the neighbouring properties, thereby complying with the relevant provision of CP57 of the WCS.

CONCLUSION

The potential impacts of this development have been taken into consideration. In terms of the scale and materials, the proposal would not harm amenity or the character of the listed building or the surrounding area. The proposal is in accordance with the aims of the NPPF and the objectives of the relevant Core Policies in the WCS; 57 and 58. It is therefore recommended that this application be approved with conditions.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions (PL/2023/09546):

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning 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:

Heritage, Design and Access Statement: Received 3 November 2023
Existing & Propose Elevations, Floor Plans, Block Plan & Additional Materials: Dwg No. 50363900-AREX-P01; Received 3 November 2023

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

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the application form and approved drawings.

REASON: In the interests of visual amenity and the character and appearance of the area.

RECOMMENDATION: That Listed Building Consent be GRANTED subject to the following conditions (PL/2023/09871):

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 works hereby permitted shall be carried out in accordance with the following approved plans:

Heritage, Design and Access Statement: Received 3 November 2023

Existing & Propose Elevations, Floor Plans, Block Plan & Additional Materials: Dwg No. 50363900-AREX-P01; Received 3 November 2023

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

INFORMATIVES:

1 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply, and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy.

2 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

3 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required, it will be necessary for the applicant to obtain the landowners consent before such works commence. If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.