CASE OFFICER'S REPORT

Application Reference:	PL/2023/07123
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	28 December 2023
Case officer:	Guy Bentham-Hill

Site Address:	Chippenham Town Council, 9-10 Market Place, Chippenham, SN15 3HF
Proposal:	Demolition of internal arch infill partition wall, construction of new steps, ramp and new internal partition walls including associated joinery works
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 the Market Place Chippenham, the site is compromised of several different building have been amalgamated over time into a single building.

RELEVANT HISTORY
The application follows preapplication advice regarding the roof of the building ENQ/2023/00376 and application 19/12139/LBC.

APPLICATION
The application is for internal works to the ground floor of the building to amend the access to a gallery of the museum.

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 internal in nature and thus only the subject of Listed Building Consent.
Further information was requested by officers to aid their understanding of the proposed works this received on the 22 and 23rd January 2024 and to incorporate minor changes to the format of the works following detailed discussions with the Conservation Officer.

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 the streetscape of the northern section of the Market Place in Chippenham. The building plays a prominent role in the community as part of the Town Councils Museum and Art Gallery. The works being internal would not affect the manner in which this building is perceived from exterior. Thus not impacting on the character of the Conservation Area or setting of any adjacent listed buildings.

During the course of the application the arched feature in the existing wall to be amended has been identified as originally recessed feature with a solid rear partition wall, described as a buffet recess to accommodate an item of furniture. Thus this feature was not designed as an opening through the wall.

As result of the discussing the case the format of the opening through the rear wall of the blind arch was amended to retain a section of the walling fabric to the rear of the feature thus preserving a section of historic material and allowing the designed intent of this element of the building to be appreciated.

The loss of historic material in the case is considered to be less than substantial and mitigated via the retention of a section of historic material. The degree of harm being at the lowest end of less than substantial harm when consider in light of the significance of the whole building. Considering the balance of assessment required by the NPPF in these circumstances the harm is considered to offset by need to adapt the floorplan of the building allow the optimum viable use of the building to continue as a local museum.

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 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: (2)

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:

JLL/143/P2C Proposed Construction Plan - Received 23/1/2024
JLL/143/E2A Existing & Demolition Plan - Received 22/1/2024
JLL/143/P3A Joinery Details Proposed - Received 30/11/2023
JLL/143/PINFO Survey Photos - Received 30/11/2023
44157 01 P Existing Ground Floor Survey of the whole building
JLL/143/E1B Existing Plan - Received 29/11/2023
JLL/143/P0 Location Plan - Received 29/11/2023

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