CASE OFFICER'S REPORT

Application Reference:	PL/2023/11082
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	02 February 2024
Case officer:	Helen Garside

Site Address:	33 WINGFIELD ROAD, TROWBRIDGE, BA14 9EF
Proposal:	Carry out internal alterations to the first and attic floors including the division of an existing first floor bedroom into two bedrooms. Create an attic staircase from the first floor landing, leading to the attic store.
Recommendation:	Approve with Conditions

POLICIES
Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990 - requirement to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The NPPF outlines government policy, including its policy in respect of the historic environment (Section 16). English Heritage's "Conservation Principles" provides policy and guidance for the "sustainable management of the historic environment".

Core strategy Policy CP58, whilst primarily relevant to planning applications, gives an indication of the Council's aspirations for the historic environment. The policy requires that designated heritage assets and their settings will be conserved.

ISSUES
Impact upon the preservation of the listed building, its setting and features of special architectural and/or historic interest. Impact on the conservation area.

REPRESENTATIONS
Trowbridge Town Council – no objection.

ASSESSMENT
A site visit was undertaken on 16 January 2024. The application relates to minor internal works to the layout of a Grade II property which is the end property of a short terrace of three which is listed as follows:

Mid C19, 2 storey terrace framed by dividing pilaster strips, plinth, band over ground floor and band below moulded eaves cornice; all of stone. Also stone dressings and stone cope to parapet.

Built of large bricks with stamped patterns. 2 windows each, glazing bar sashes. Round headed doorways with traceried fanlights and 3 panel doors. Nos 33 to 57 (odd) form a group. Nos 39 to 57 (odd) are of local interest.

The terrace comprises a modest row within an area of Trowbridge which was developed speculatively, in sections by different developers, through the C19. The main front range of No.33 largely retains its historic layout and the majority of its modest internal decorative features such as the staircase, fireplaces, doors and architraves, plain skirting and small coved cornices. An extension to the rear is plainer in character but appears contemporary. The property is similar to many other in the area, albeit standing as a good example, and its special interest lies largely with its construction using unusual large format, decoratively stamped, bricks which appear unique to this terrace.

The current occupants bought the house after a long period of relatively little change. They have undertaken some limited works to amend the layout and now seek to regularise these.

The front bedroom has been subdivided to create two smaller rooms – whilst this has changed the proportions of the remaining space, the fireplace has been retained in usable layout (the room was otherwise plain) and the historic door and surround reused. The change is reversible and has had a limited impact on the special interest of the building. The change has allowed a small and steep new staircase to be inserted on the landing to provide access to the attic, in place of a previous fixed ladder stair. Whilst this has required the minor enlargement of the existing loft hatch the existing stair remains unaltered. The attic spaces are lined and plastered out but unlit and used for storage. The applicant advises that these spaces are unaltered and no evidence exists to show that this is not the case.

The works have had a minor impact on the historic layout of the house but its historic features are unaltered and the historic layout remains legible. As a result the works have had only a limited impact on the special interest of the building overall, taking into account that the key interest of the building lies with its construction and materials which are unchanged. Any harm is mitigated by the reversibility of the works, the retention of features and remaining legibility of the historic situation. In terms of benefits, the minor works have adapted the building to suit the needs of the current owners and encouraged input into its maintenance and repair, which is currently good.

The exterior is unchanged and there will be no impact on the setting of nearby listed buildings or the conservation area.

Overall, the impact of the proposals on heritage assets will be neutral and the requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the application.

RECOMMENDATION:
Approve with conditions.

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:

Title	Description	Received Date
Survey First Floor Plan including North West Elevation	255 A3 S02	20 December 2023
Proposed First Floor Plan including North West Elevation	255 A3 P01	20 December 2023
Proposed Attic Plan including North West Elevation	255 A3 P02	20 December 2023
Site Location Plan and Block Plan	255 A3 S01	20 December 2023
Survey Attic Plan including North West Elevation	255 A3 S03	20 December 2023

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