CASE OFFICER'S REPORT

Application Reference:	PL/2023/11022
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	02 February 2024
Case officer:	Guy Bentham-Hill

Site Address:	1 The Hamlet, Chippenham, Wilts, SN15 1BY
Proposal:	Removal of cement based mortar and re-pointing using a lime based mortar
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 Hamlet Chippenham.

RELEVANT HISTORY
No recent relevant applications are on file for works to this building.

APPLICATION
The application is for external works to the building to repoint an existing area of masonry..

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 minor external works to the building.

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 chiefly attributed to its traditional external appearance, traditional materials and craftmanship. The works are considered to be a sympathetic repair to address and discordant element in the stone work of the existing building.

The works are will not amend the existing built envelop and thus will not impact on the character of the Conservation Area or setting of any adjacent listed buildings.

The proposed removal of the existing cement pointing is considered to be beneficial as this will assist in the long-term preservation of the building and enhance its appearance.
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: (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:

Design and Access Statement, Site Location/Block Plan 23025/01, Front and Side Elevation 23025/02 - All received on the 19th December 2023.

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

3 No works to repoint the external brickwork or stonework shall be undertaken until:

A sample panel not less than 1 metre square to show the proposed mortar composition and colour, and the method of pointing, has been prepared on site, inspected and approved in writing by the Local Planning Authority.

The works shall thereafter be carried out to match the approved sample.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

4 The removal of the existing cement pointing shall be carried out by hand (or by non powered hand-held tools) only. The works should undertaken following the removal of representative sample area to test the methodology for the wider works and ensure that minimal disturbance of existing stone work can be achieved successfully. The findings of this initial preparatory works shall be discussed with the LPA.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.