CASE OFFICER'S REPORT

Application Reference:	PL/2023/09938
Application Type:	Approval of details reserved by a condition
Site Inspection:	
Consultation ends:	15 December 2023
Case officer:	Helena Carney

Site Address:	APPLE TREE COTTAGE, 210 HOLLOW LANE, WILTON, MARLBOROUGH, SN8 3SR
Proposal:	Discharge of conditions 3, 4, 6, 7 of planning application PL/2023/00689 (Extension and refurbishment of existing cottage)
Recommendation:	Approve

POLICIES

Wiltshire Core Strategy (WCS, 2015)
• Core Policy 58: Ensuring the Conservation of the Historic Environment

The National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

CONSULTATION RESPONSES

Town/Parish Council: N/A

REPRESENTATIONS

WC Conservation Officer: support

ASSESSMENT

The application before the Council is for the discharge of conditions 3, 4, 6 & 7 of planning consent PL/2023/00689.

Condition 3:
No works in relation to the erection of the extensions hereby approved above slab level shall be undertaken until details (including samples) of the materials to be used for the external walls and roofs 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 special interest of the listed building, its setting, visual amenity and the character and appearance of the area.

In consideration of the submitted details, the council's Conservation Officer is satisfied that they are sufficient to discharge this condition, commenting "Plan ref. 22-07-P28 details bricks, clay roof tiles, lead and timber cladding. These are all considered appropriate for the listed building and conservation area, being traditional materials evidenced within the local area. These are therefore considered acceptable to discharge the condition".

Condition 4:
Notwithstanding the approved drawings, no works in relation to the construction of the rolled lead roof shall be undertaken until full details of the roof's construction (including sections) and method of effecting the attachment and join to the cottage's rear elevation, have been submitted to and approved in writing by the local planning authority. The works shall be undertaken in accordance with the approve details.

REASON: The application contained insufficient information to enable these details to be considered before the granting of consent. The details need to be agreed 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.

In consideration of the submitted details, the council's Conservation Officer is satisfied that they are sufficient to discharge this condition, commenting "Plan refs. 22-07-P20 and 22-07-P21 have been submitted to discharge the condition, to confirm the construction of the lead roof and its attachment to the historic cottage. These details have been carefully detailed and clearly specified and therefore considered acceptable to discharge the condition".

Condition 6:
Notwithstanding the approved details, no works in relation to the repointing shall be undertaken until a sample panel (of no less than 1 metre square) has been prepared on site in line with the method statement (Method Statement for lime repointing, dated 26/05/2023) hereby approved (to show the mortar composition, colour and method of pointing), and has been inspected and approved in writing by the Local Planning Authority.

The sample panel shall be photographed (or otherwise identified for comparison as work proceeds) prior to repointing works commencing and the works shall thereafter be carried out to match the approved sample.

REASON: In the interests of preserving the special interest of the listed building, its fabric and appearance.

In consideration of the submitted details, the council's Conservation Officer is satisfied that they are sufficient to discharge this condition, commenting "Plan ref. 22-07-P29 provides details of the sample panel of repointing, carried out in accordance with the approved method statement. The sample area of repointing is very good, and is therefore considered acceptable to discharge the condition".

Condition 7:
Notwithstanding the approved drawings, no works in relation to the installation of the joinery within the extensions hereby approved shall be undertaken until full details have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of

reveal at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars if applicable) at not less than 1:2. The works 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.

In consideration of the submitted details, the council's Conservation Officer is satisfied that they are sufficient to discharge this condition, commenting "Plan refs. 22-07-P22, 22-07-P23, 22-07-P24, 22-07-P25, 22-07-P26 & 22-07-P27 have been submitted to discharge the condition, to confirm the external joinery for the approved extension. These details have been carefully detailed and clearly specified and therefore considered acceptable to discharge the condition".

CONCLUSION

In conclusion it is considered that the submitted details are adequate to satisfy conditions 3, 4, 6 & 7 of planning consent PL/2023/00689. Development shall be carried out in accordance with the approved details.

RECOMMENDATION
Approve

I can confirm that the submitted details listed below satisfies conditions 3, 4, 6 & 7 of planning consent PL/2023/00689.

- Drawing No: 22-07-P20, Lead roof details - Section
- Drawing No: 22-07-P21, Entrance canopy roof detail - Section
- Drawing No: 22-07-P22, Extension window head and sill details
- Drawing No: 22-07-P23, Extension window jamb details
- Drawing No: 22-07-P24, Extension door head and threshold details
- Drawing No: 22-07-P25, Extension door jamb detail
- Drawing No: 22-07-P26, Extension direct glazing head and sill details
- Drawing No: 22-07-P27, Extension direct glazing jamb, mullion and corner details
- Drawing No: 22-07-P28, Proposed external material samples to extension
- Drawing No: 22-07-P29, Lime repointing sample to existing cottage

Development shall be carried out in accordance with the approved details.

Please ensure that a copy of this correspondence is kept with the decision notice. If you have any queries, please contact the case officer on their details below.

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