# CASE OFFICER'S REPORT

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| **Application Reference:** | **PL/2023/10239** |
| **Date of Inspection:** | **11/09/23** |
| **Date site notice posted:** | **Not required** |
| **Date of press notice:** | **Not required** |
| **SITE ADDRESS:** | **The Rowans, Charlton St Peter SN9 6EU** |
| **PROPOSAL:** | **Roof repairs** |

## POLICIES
Wiltshire Core Strategy CP58
NPPF/PPG

## CONSULTATION RESPONSES
Parish Council (Charlton & Wilsford) – response received from the chairman – 'fully supportive'.

## REPRESENTATIONS
None.

## ASSESSMENT
The Rowans is a grade II listed building, timber-framed with thatch and dating from the C17. It is also within the Charlton St Peter Conservation Area.

Special regard is to be paid to the desirability of preserving the character and setting of listed buildings by section 16 of the Act, and to preserving or enhancing the character of conservation areas by section 72. The NPPF sets out the considerations for heritage assets in section 16, and CP58 of the Wiltshire Core Strategy seeks their protection and enhancement.

The proposal is for repairs to the roof structure on the south side of the property. The wall plate is above floor level in the first floor bedroom and has moved outward historically. As a result of this movement, and water damage, the rafters have failed either by detachment from the plate or breakage. An earlier attempt to restrain the building appears in the form of a long timber beam (akin to a telegraph pole) clasped to the outside of this part of the roof just below the thatched eaves. The southern dormer has also been subject to some unusual and inappropriate alterations, presumably at least in part in response to the movement issues. The structural survey shows these various elements and describes the issue adequately.



Snapped rafters clearly visible (officer photos)



The repairs are set out in the 'Sequence of Repair Works' document. The intention is to prop the purlins, inspect the rafters and identify if suitable for reuse or if replacement is required. The adjacent ceiling (lath and plaster) would inevitably require replacement. The rafters (if still in situ) would be propped to facilitate repairs to the lower wall, reusing the vertical timbers and infill materials wherever possible. The condition of the wall plate isn't adequately known to assess whether replacement or repair is required, but if it is demonstrably beyond salvage then replacement would be necessary. Isolated posts are proposed as a solution where collar to rafter connections are poor.

It is clear that the works are essential to prevent collapse of the listed building; significant intervention is required but the aim, expressed in the documents, is to retain historic timber where it can continue to serve its intended function. It would seem prudent to require some agreement regarding specific replacements to ensure that as little historic fabric as possible is lost, this would best be done by inspection of the timbers once the thatch has been stripped from the relevant part of the roof. This would also enable further photographic record of the historic roof structure.

The proposal raises no concerns with regard to the character or significance of the listed building and the CA.

**CONCLUSION**

It is considered that the works would preserve the character and significance of the listed building and conservation area in accordance with sections 16 & 72 of the Act, the NPPF, and CP58.

**RECOMMENDATION:**

Approve subject to conditions