# CASE OFFICER'S REPORT

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| **Application Reference:** | PL/2023/10538 |
| **Application Type:** | Listed building consent (Alt/Ext) |
| **Site Inspection:** | |
| **Consultation ends:** | 18 January 2024 |
| **Case officer:** | Guy Bentham-Hill |

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| **Site Address:** | 108 NORLEY LANE, STUDLEY, CALNE, SN11 9LN |
| **Proposal:** | Reinstatement of fire damaged building, including a new roof and associated elements at first floor level and internal repairs / reinstatement at ground floor level. |
| **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 Thatched Building in Norley Lane, Studley the site has been damaged by fire and is encased in a scaffolded envelope with a temporary roof over.

RELEVANT HISTORY

The application follows pre-application meeting with surveyors appointed by the insurance company (ENQ PL/2023/1538) on the 18th October 2023.

APPLICATION

The application is the repair and rebuilding of the upper section of the building following the recent fire damage of the cottage. For the most part the works are restorative with very minor changes from the original construction.

RESPONSE TO PUBLICITY AND CONSULTATION

The application has been advertised in the Local Press, Council Website and via Site Notice.

The Parish 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 mainly restorative in nature with very minor changes to the external form of the building in order to achieve compliance with the Dorset Fire Model.

The scheme has been amended to omit the originally intended use of water reed following advice from the Principal Conservation Officer, the scheme is now for wheat straw thatch as per the local vernacular.

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 traditional detached thatched Cottage in a rural setting.

The building had a limewashed rubble stone wall with a thatched roof at top. The fire damage has been mostly contained to the first floor and roof of the building. At date of my inspection the roof was removed and the timber trusses were destroyed by fire.

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 will be undertaken with minor visual change to the appearance building, as the general appearance will be as existing, as the majority of the works are confined to the restoration of the building roof structure on like for like basis. The works will also raise the chimenys slightly to reduce the risk of further fire damage

The proposed works also allow for the replacement of the internal stair – which was a modern feature, as we are uncertain as the form of the replacement I suggest a condition is used to provide further information regarding this element of the works.

The proposed works to include the provision of a new floor structure over the living room, the submitted sections detail the construction of the new fabric and the position of the new steel within this floor structure.

The works details including the provision of areas on plasterboard to the landing and staircase enclosure evidence from my previous site visit confirms that such work would be a like for like replacement.

Elsewhere the specification contained the submitted plans allows for the use of traditional lath and plaster using lime

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.

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**Conditions:** (5)

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:

All Plans received on the 4th December 2023:
1354-01 X Site Plan as Existing
1354-02 X Layout as Existing
1354-03 X Elevation as Existing
1354-04 A Strip Out Plan
1354-05 C Layout Plan as Proposed
1354-07 X Structural Repair Layouts
1354-09 A Services as Proposed
1354-10 X Site Location Plan

The following plans received on the 30 January 2024
Heritage Statement v 1.1
Elevations as proposed 1354.06 rev B
Sections as Proposed 1354.08 rev B

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

3 No works shall commence on site in relation of the provision of new joinery until details of all new or replacement joinery have been provided in large scale drawings, including windows doors, door linings, architraves, beading, skirtings and staircases (including balusters, newel posts and handrails), have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed

with the Local Planning Authority before development commences 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.

4 All damaged masonry to the gable ends on the existing building shall be carefully dismantled and stored in a dry and secure place for re-use in the works to the listed building. The materials shall not be disposed of or otherwise taken off-site without the prior written approval of the Local Planning Authority.

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

5 No works shall commence in respect of the laying of the new thatched roof until a full schedule and specification of the new thatch roof has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed with the Local Planning Authority before development commences 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.