CASE OFFICER'S REPORT

Application Reference:	PL/2023/06755
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	19 October 2023
Case officer:	Guy Bentham-Hill

Site Address:	THE TYTHE BARN, STANTON ST QUINTIN, CHIPPENHAM, SN14 6DG
Proposal:	Replace rotten windows and doors
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 former Barn in Stanton St Quintin.

RELEVANT HISTORY
No recent relevant applications are on file.

APPLICATION
The application is for external works to replace the modern soft wood fenestration with slimline alumininum windows.

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 extern in nature and only the subject of Listed Building Consent.
Further information was requested by officers to aid their understanding of the proposed works this was received on the 4th and 5th of February 2024.

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 origins as a tythe barn within the village. The proposed has had its traditional appearance modified as part of its previous conversion to residential use.

There is no loss of historic material in the case as the windows to be replaced are modern. The works in this case are considered to preserve the significance of the listed building as the works would substitute one set of modern fenestration for another.

The window design and format is similar to the existing.

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: (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 and documents:

Heritage Statement - Submitted on the 18th September 2023.

Drawings no 2 refers to the Site Location Plan, Drawing no 3 which provides details of the proposed windows and doors - All submitted on the 19th September 2023.

Revised Drawing No1, detailing the Floorplan and elevations - Received on the 2nd February 2024

Drawings nos 4 and 5 provided to demonstrate the proposed treatment of the former cartshed doors - Received on the 6th February 2024

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