CASE OFFICER'S REPORT

Application Reference:	PL/2023/09931
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	21 December 2023
Case officer:	Guy Bentham-Hill

Site Address:	ARNOLD HOUSE, 31 HIGH STREET, CORSHAM, SN13 0EZ
Proposal:	External and internal repairs; improving drainage, levels and paving outside Flats 1 & 2; replastering associated with damp in Flat 2 lobby
Recommendation:	Approve with Conditions

SITE DESCRIPTION
This is a grade II listed building located in the Corsham Conservation Area. It dates from 1703, with later C18 and some C19 alterations. To the front the building is the tourist centre and office, whilst to the rear there are two flats. The entrance to flat 2 is via a narrow path at the rear of the building. The external door is higher than the internal ground level.

RELEVANT HISTORY
No recent relevant applications are on file the most relevant matter is a pre-application enquiry from Corsham Town Council under reference 19/10948/PREAPP.

APPLICATION
The application is for external internal works to address defects in the existing building and address current damp issues.

RESPONSE TO PUBLICITY AND CONSULTATION
The application has been advertised in the Local Press, Council Website and via Site Notice.
The Town Council have commented in this case as they are the applicant.

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 and the subject of Listed Building Consent only as the works are for the repair and consolidation of existing fabric.
Further information and revised were provided on the 30/1/2024 following an onsite discussion with the Council's Conservation Officer.

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 origins as domestic residence on the High Street in Corsham.

When the windows to be replaced in this property they are modern and congruous. The replacement of these windows has the potential to enhance the significance of the building.

The wider works in this case are considered to preserve the significance of the listed building as the works would repair and consolidate the existing built fabric. 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: (3)

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:

The following submitted on the 16/11/2023;
Heritage Statement, 2331 Location Plan, 2331 Site Plan, Existing Ground Floor Plan 2331 S/01, Existing First Floor Plan 2331 S/02, Existing Attic Floor Plans 2331 S/03.

The following submitted on the 30/01/2024;
Existing North & West Elevation 2331 S/11, Proposed North & West Elevation 2331 P/11, Proposed Ground Floor Plan 2331 P/01A, Proposed First Floor Plan 2331 P/02A, Proposed Attic Floor Plan 2331 P/03A, Revised Schedule of Works.

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

3 No works in respect of the new external joinery shall commence on site until details of all new external window and door joinery have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. 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.