CASE OFFICER'S REPORT

Application Reference:	PL/2023/10924
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	01 February 2024
Case officer:	Guy Bentham-Hill

Site Address:	ROWDEN HOUSE, ROWDEN HILL, CHIPPENHAM
Proposal:	Repairs to roofs, water goods and structure of Rowden House
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 Building on Rowden Hill Chippenham, the site is was formerly used as a convent and now is in residential use.

RELEVANT HISTORY

The most recent applications that concern the site date from 2014, there have been no applications since.

APPLICATION

The application is for internal and external works to the envelop of the building to address various different defects with the external shell of the building.

RESPONSE TO PUBLICITY AND CONSULTATION

The application has been advertised in the Local Press, Council Website and via Site Notice.
The Town 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 a series of minor repairs to the structure of the existing building and thus only the subject of Listed Building Consent.

On the 8 February 2024 an email was sent to the agent asking for confirmation as to the form of the intended works in respect of the works to the external fire escape stair and the internal party wall within the roof space.

Further information was supplied by the agent on the 28th February 2024 which confirmed that external fire escape would be removed the existing door to the escape would revert to a window. The drawing 3931 006 supplied sufficient information for officers to aid their understanding of the proposed works in respect of the party wall.

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 external appearance as part of the streetscape of Rowden Hill. The building plays a prominent role in the community as it visible as a landmark as one approaches the Town Centre from Corsham and Trowbridge. The works being minor would not affect the manner in which this building is perceived from street. Thus not impacting on the character of the Locality or setting of any adjacent listed buildings including the hospital complex.

The photographic information supplied on the 28th February 2024 demonstrated that the party wall within the roof space is relatively modern therefore works to upgrade this fabric are not considered to be controversial.

Replacing the modern roofing felt with a new breathable felt on the 20th Century sections of the building is not considered to harm the significance of the Heritage Asset. As there is potential to disturb nesting wildlife such as bats, condition WP20 has been appended to this application.

The metal staircase to be removed is considered to detract from the appearance of the building being a functional twentieth century addition to the building associated with its former use as a Covent, the removal of this feature is supported as this will enhance the appearance of the building. The removal of the existing door access to the fire escape and its replacement with a window would reinstate a more traditional fenestration arrangement.

The repairs to the fabric of the building are supported as these will preserve the fabric of the building. Thus the works would not cause any loss significance of the features concerned.

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: (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:

Drawings 3931-EX-PR-001, 3931-EX-PR-002, 3931-EX-PR-003, Design and Access Statement, Location Plan, and Visual Structural Survey - All received on the 14th December 2023.
Drawings 3931-EX-PR-004 R1, and 3931 006 - Received on the 28th January 2024.

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

3 No works shall commence in respect of the new fenestration 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.

Informatives: (1)

4 The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any

protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England’s website for further information on protected species.