DELEGATED REPORT

Application Reference:	PL/2023/11114 and PL/2024/00096
Application Type:	Planning Permission and Listed Building Consent
Site Address:	4 Skillins, Kington St Michael, Chippenham, SN14 6RL
Proposal:	Replacement of fenestration.
Recommendation:	That Planning Permission and Listed Building Consent is GRANTED

PROPOSAL

This application seeks Planning Permission and Listed Building Consent for the replacement of all fenestrations (windows and doors) on the dwellinghouse.

The application sets out the following components for which permission and consent are sought:

- Replacement of all fenestration.

The development and works are intended for purposes associated with the occupation and use of 4 Skillins as a single residential dwellinghouse.

DESCRIPTION/CONTEXT

4 Skillins is a semi-detached grade II listed building built in the early C19 and situated in the centre of Kington St Michaels. The site is bet back from the main arterial route (Honey Knob Hill) and is accessed via a single-track carriageway cul-de-sac. The property is modest in size with a large frontage which consists of parking and a large rear garden.

4 Skillins is a Grade II Listed building. The building is described by Historic England as follows:

13/118 Barn and Stable at Manor Farm; GV II

Barn and stable range, stable dated RHC 1826, rubble stone with stone slate roofs. Large scale barn with coped gables, flush quoins and lean-to west cart-entry. Plain east entry, door to left and upper loading doors. Lower stable, cart-shed and left range attached to south has coped gable, flush quoins and outside stairs at south end. West front has window, door and window to stable, with loading door over right window and 2-bay cart-shed to right with date plaque over.

Listing NGR: ST9027477591

The site is located within Kington St Michael Conservation Area but is not covered by any landscape or ecological designations.

PLANNING HISTORY

A pre-application regarding the fenestration replacement was submitted in 2023. The Conservation Officer considered the works appropriate.

POLICIES

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); and the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006).

Wiltshire Core Strategy Policies 2015 (WCS):

Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 58: Ensuring the Conservation of the Historic Environment

National Planning Policy Framework 2023 (NPPF)

ISSUES

The main considerations which are material to the determination of this application are listed below:

- Principle of development
- Impact on Heritage assets
- Design and materials
- Residential amenity

CONSULTATION

Kington St Michael Parish Council: No objection.

Conservation Officer: *In terms of assessment in this case, the existing modern wooden windows are considered to have limited architectural and historical merit. The proposal is limited to the replacement of the modern windows which do not contribute to the significance of the building which is listed due to its agricultural origins. The proposed new windows are as discussed in the context of pre-app ENQ/2023/01206 and considered to have an industrial aesthetic which would be appropriate for a former agricultural building. Consequently, I have no objections in this case. The works are considered to preserve the significance of the heritage asset.*

REPRESENTATIONS

Consultation has been carried out and no objections or comments were received by neighbouring properties or third parties.

ASSESSMENT

Principle of development

The principle of the proposed development is considered to be acceptable. However, the detail of such proposals must still be considered against other polices within the development plan and relevant material considerations.

Impact on heritage assets

The Planning (Listed Building and Conservation Area) Act 1990 provides powers for the designation, protection and enhancement of conservation areas and the preservation of listed buildings. The Act requires that special regard should be given to the desirability of preserving a listed building or its setting (s. 16 and 66) as well as giving special attention to preserving or enhancing the character of appearance of the conservation area (s.72).

The NPPF requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by the proposal (including any development affecting the setting of a heritage asset). Core Policy 57 requires, amongst other things, that new development much be sympathetic to and conserve historic building. Core Policy 58 requires that development should protect, conserve and where possible, enhance the historic environment.

Significance of 4 Skillins as a heritage asset

The semi-detached listed building is set back from the main arterial route (Honey Knob Hill) and is accessed via a single-track carriageway in which only several properties access. The dwelling was built in the early C19 which has been maintained well with the exception of the existing modern wooden windows which require full replacement. The building is listed due to its agricultural origins.

Given the location of the dwelling, views from the public realm are focused predominantly to the front elevations, albeit, tucked behind a large parking area to the front and carport. the setting being within an existing built-up area, the minimal fenestration replacement/alterations and the use of appropriate materials means that the wider views will not be compromised. The building will sit very much within its localised context, and when seen, will be viewed in the context of the existing form.

Assessment of Harm

The Councils Conservation Officer has not identified any harm to the listed building due to the proposed fenestration to be replaced being a more modern addition to the listed building and is considered to have limited architectural and historical merit. The Conservation Officer concluded that the works are considered to preserve the significance of the heritage asset. The replacement fenestration will have an industrial aesthetic which would be considered to be appropriate for a former agricultural building.

Conclusion on harm

For the above reasons, it is considered that the limited works and acceptable materials will result in no harm to the listed building or the conservation area. The proposal is considered to be in accordance with Core Policy 57 and 58 of the WCS, advise in the NPPF and in compliance with section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

Design and materials

Core Policy 57 requires, amongst other things, that new development must be sympathetic to and conserve historic buildings. Proposed developments such as this are acceptable in principle subject to there be no adverse impacts. Core Policy 58 aims to ensure that Wiltshire's heritage assets such as the conservation area are protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life.

Good design helps to provide a sense of place, creates or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing; the layout and design of new developments must also be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the site's characteristics. This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern and features. The proximity of poor quality or indistinct development is not a justification for standard of poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality. A high standard of design is required in all new developments, including extensions, alterations, and changes of use of an existing building.

In this instance, the applicant is proposing external changes to all the existing modern wooden fenestration within the grade II listed building. It is considered that the proposed materials and design adopts a relatively simple design approach which will allow it to integrate sufficiently to the listed building. Whilst the fenestration design will slightly change to allow more natural lighting into the dwelling, it is not considered that the wider views would be unacceptably affected by the works. In terms of the external works to the listed building, it is not considered to unacceptably impact upon the character of the site or surrounding areas. All the external works are targeted to the previous modern fenestration of the listed building.

It is considered that the proposals are acceptable in terms of both scale and design and reflects the character and appearance of the wider area and complies with CP57 of the WCS.

Residential amenity

Core Policy 57 states that development should have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and ensuring that appropriate levels of amenity are achievable within the development itself. Section 12 of the NPPF also states that planning decisions should create places with a high standard of amenity for existing and future users.

The proposed development would not immediately present an impact upon the living condition of neighbouring residents through overlooking or oppressiveness. The proposal therefore would not

result in any unacceptable harm to neighbouring properties or result in unacceptable harm in terms of significant loss of daylight, sunlight or privacy for immediate neighbours.

It is also noted that during public consultation, there were no objections or concerns raised by neighbouring properties.

In the context of the nature and layout of the development, there is considered to be no unacceptable impact upon the amenities and living conditions of the neighbouring properties, thereby complying with the relevant provision of CP57 of the WCS.

CONCLUSION

The potential impacts of this development have been taken into consideration. In terms of the design and materials, the proposal would not harm amenity or the character of the listed building or the surrounding area. The proposal is in accordance with the aims of the NPPF and the objectives of the relevant Core Policies in the WCS; 57 and 58. It is therefore recommended that this application be approved with conditions.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions (PL/2023/11114):

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning 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:

Heritage, Design and Access Statement: Received 21 December 2023
Location Plan: Dwg No. 721-PL-00; Received 21 December 2023
Existing South West Elevation: Dwg No. 721-PL-01; Received 21 December 2023
Existing North East Elevation: Dwg No. 721-PL-02; Received 21 December 2023
Proposed South West Elevation: Dwg No. 721-PL-11; Received 21 December 2023
Proposed North East Elevation: Dwg No. 721-PL-12; Received 21 December 2023
Proposed Window and Door Detail: Dwg No. 721-PL-13; Received 21 December 2023

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

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the application form and approved drawings.

REASON: In the interests of visual amenity and the character and appearance of the area.

RECOMMENDATION: That Listed Building Consent be GRANTED subject to the following conditions (PL/2024/00096):

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 works hereby permitted shall be carried out in accordance with the following approved plans:

Heritage, Design and Access Statement: Received 21 December 2023
Location Plan: Dwg No. 721-PL-00; Received 21 December 2023
Existing South West Elevation: Dwg No. 721-PL-01; Received 21 December 2023
Existing North East Elevation: Dwg No. 721-PL-02; Received 21 December 2023
Proposed South West Elevation: Dwg No. 721-PL-11; Received 21 December 2023
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REASON: For the avoidance of doubt and in the interests of proper planning.

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REASON: In the interests of visual amenity and the character and appearance of the area.

INFORMATIVES:

1 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply, and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy.

2 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

3 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required, it will be necessary for the applicant to obtain the landowners consent before such works commence. If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.