DELEGATED REPORT

Application Reference:	PL/2024/00154 and PL/2024/00463
Application Type:	Planning Permission and Listed Building Consent
Site Address:	52 High Street, Corsham, SN13 0HF
Proposal:	Replacement of an existing outbuilding.
Recommendation:	That Planning Permission and Listed Building Consent is GRANTED

PROPOSAL

This application seeks Planning Permission and Listed Building Consent for the replacement of an existing outbuilding and attached wrapping pergola. The outbuilding will make room for a workshop/storage room with a mezzanine and artist studio/sewing room. The outbuilding will contain a sliding door and a glazed wall on the north elevation, a double door and glazing on the east elevation and four roof lights on the zinc lean-to roof. The outbuilding will have natural timber cladding on the external walls and timber flat roof pergola.

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

- Replacement of existing outbuilding
- Removal of existing outbuilding
- Addition of outbuilding to pergola
- Extension of patio area

The development and works are intended for purposes associated with the occupation and use of 52 High Street as a single residential dwellinghouse.

DESCRIPTION/CONTEXT

52 High Street is a grade II listed building built in the C18 as a terraced dwellinghouse located within the High Street of Corsham. The dwelling abuts two buildings (small business) and parking area to the rear of the property, and residential to the front. The street facing elevation is of painted ashlar with stone tiled roof with quoin pilasters. The existing outbuilding is a new addition to the original building and site.

52, High Street is a Grade II Listed terraced dwelling. The dwelling is described by Historic England as follows:

> *CORSHAM HIGH STREET ST 8770 (east side) 5/184 No 52 II*
>
> *House, early to mid C18, painted ashlar with stone tiled roof. Two storeys. Quoin pilasters, full height to left, to first floor only on right. Coved eaves cornice breaking forward at angles and over keystones of 3 irregularly spaced first floor windows in moulded segmental-headed*

architraves. Twelve-pane sashes to outer windows, blank centre, moulded sills. Ground floor has 44-pane shop window with quoin pilaster to right and door in flush moulded surround with moulded course over at right end. Rear wing with east end stack and lower range beyond. Internal evidence of raised roof suggests refronting of earlier range. Formerly door gave access to through passage and shop was double fronted. Property is mentioned in a 1761 will of J. Rogers.

Listing NGR: ST8725070473

The site is located within Corsham Conservation Area and covered by a Special Landscape Area (SLA) but is not covered by any ecological designations.

PLANNING HISTORY

15/04352//LBC	Internal alterations to re-position kitchen, form small shower room, remove partitions to open up dining space, remove two modern roof-lights and fit single sliding roof-light primarily within 1970's lean to extension.	Disposed of 30/6/2019
15/04336/FUL	Change of Use from Class A1 (now discontinued) to Class C3 Dwelling House.	Approved
N/94/01519/FUL	Change of Use of ground floor from retail (Class A1) to residential use as residential.	Refused
N/92/00341/LBC	Internal alterations to dwelling alterations.	Approved

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).

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

Corsham Neighbourhood Plan:

- Policy CNP HE1- Ensure High Quality Design

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

Corsham Town Council: *That no objection be raised.*

Wiltshire Council Conservation Officer: *In this case the significance of the building lies largely with its historic fabric and architecture - its form, layout and architectural expression/detailing and use of high-quality design materials which have significant aesthetic and architectural interest and which contribute to the character of the conservation area. The site is comprised of two elements the main house and the separate outbuilding. The special interest of the site in this situation is limited to the main house and garden boundary walls.*

The existing outbuilding is not considered to have architectural or historical significance.

The existing outbuilding being replaced is acceptable in principle due to the lack of significance in the existing structure. Consequently, the works are considered to have a neutral impact on the significance of the application site.

***Summary & conclusion**:*
The impact of the proposals on heritage assets will be neutral and the requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the application.

The application is well detailed and therefore I only recommend the use of the following conditions.

Notwithstanding the approved drawings, no works shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority [DELETE as appropriate]:

(i) Large scale details of all external joinery including metal-framed glazing (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;
(ii) Large scale details of proposed eaves and verges (1:5 section);
(iii) Full details and samples of external materials.

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 planning permission and/or [DELETE as appropriate] 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.WL9 ROOFLIGHTS

The rooflights hereby approved shall be of the 'conservation' type with a single vertical glazing bar and mounted flush with the roof slope.

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

Archaeology Officer: No further comment.

The Gardens Trust: Do not wish to comment on the proposal at this stage.

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 52 High Street as a heritage asset

The terrace listed building fronts The High Street which runs through the centre of Corsham. The host building was built between the early to mid C18, however, the existing ad-hoc detached outbuilding was a later addition and holds no historical or architectural significance which has been confirmed by the Conservation Officer.

Views from the public realm are focused predominantly to the front elevations and the outbuilding will not be seen from The High Street due to its location being situated on the rear elevation. The setting being within an existing built-up area, the reduced scale 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 detached outbuilding replacing a more modern addition to the site that is considered to have no architectural and historical merit. The Conservation Officer concluded that the works are considered to preserve the significance of the heritage asset which in this case lies with the main house and the garden boundary walls and is considered to have a neutral impact on the significant of the application site.

Conclusion on harm

For the above reasons, it is considered that the modest scale 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. It also, however, confirms that the designation of a Conservation Area or listed building does not necessarily preclude the possibility of new development and the Council is committed to working pragmatically with owners to find positive solutions which will allow adaption of such buildings to reflect modern living aspirations.

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 a replacement of the existing detached outbuilding. It is considered that the proposed materials (timber pergola and timber cladding with glazing) and design adopts a relatively simple design approach which will allow it to integrate sufficiently to the listed building and surrounding area. Whilst the design will change from the existing, the proposed

outbuilding is being proposed slightly smaller in size and the design will enhance the form and appearance of the building by appearing more appropriate to the listed building and the plot within which it sits. It is not considered that the wider views would be unacceptably affected by the works or unacceptably impact upon the character of the site or surrounding areas.

The proposed alterations, works and extension would be appropriate in scale, layout and design. It is therefore considered that the proposal complies with Core Policy 57 and 58 of the WCS Development Plan and Policy HE1 of the Corsham Neighbourhood Plan and are considered acceptable.

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.

In respect of residential amenity, the proposed development would not present an unacceptable impact upon the living conditions of the neighbouring residents through overlooking or oppressiveness. Due to the footprint of the proposed extension being smaller than the existing and the height not changing, it is considered that the impact on neighbour amenity will be low. Given the scale, mass, and position, the proposal would not result in unacceptable harm, significant loss of daylight or sunlight and would not be intrusive to neighbour amenity.

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

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, alongside comments received during consultation, have been taken into consideration. In terms of the scale 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 and Policy HE1 in the CNP. It is therefore recommended that this application be approved with conditions.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions (Planning Permission Ref. PL/2024/00154):

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:

Location Plan: DWG No. Location_2058; Received 8 January 2024
Proposed Ground Floor & Site Plan: DWG No. P2_2058; Received 8 January 2024
Proposed North West Sections AA & BB: DWG No. P4_2058; Received 8 January 2024
Proposed North & East Elevations: DWG No. P3_2058; Received 8 January 2024
Proposed Site Plan: DWG No. P1_2058; Received 8 January 2024
Existing Plan & Topographic Survey: DWG No. BDS-04-23; Received 4 January 2024
Existing Elevations & Section: DWG No. BDS-04-23; Received 4 January 2024
Design & Heritage Statement: Received 8 January 2024

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.

4 The rooflights hereby approved shall be of the 'conservation' type with a single vertical glazing bar and mounted flush with the roof slope.

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

RECOMMENDATION: That Listed Building Consent be GRANTED subject to the following conditions (Listed Building Consent Ref. PL/2024/00463):

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:

Location Plan: DWG No. Location_2058; Received 8 January 2024
Proposed Ground Floor & Site Plan: DWG No. P2_2058; Received 8 January 2024
Proposed North West Sections AA & BB: DWG No. P4_2058; Received 8 January 2024

Proposed North & East Elevations: DWG No. P3_2058; Received 8 January 2024
Proposed Site Plan: DWG No. P1_2058; Received 8 January 2024
Existing Plan & Topographic Survey: DWG No. BDS-04-23; Received 4 January 2024
Existing Elevations & Section: DWG No. BDS-04-23; Received 4 January 2024
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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.

4 Notwithstanding the approved drawings, no works shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:

(i) Large scale details of all external joinery including metal-framed glazing (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;

(ii) Large scale details of proposed eaves and verges (1:5 section);

(iii) Full details and samples of external materials.

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 planning permission 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.

5 The rooflights hereby approved shall be of the 'conservation' type with a single vertical glazing bar and mounted flush with the roof slope.

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

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.