CASE OFFICER'S REPORT

Application Reference:	PL/2023/11094
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	23 February 2024
Case officer:	Pippa Card

Site Address:	Marlborough Town Hall, High Street, Marlborough SN8 1AA
Proposal:	Replacement of 2 no boilers and installation of external air vents for relocated boiler room
Recommendation:	Approve with Conditions

Site description

Marlborough Town Hall is a grade II listed building situated in a dominating position at the eastern end of Marlborough High Street. Built in 1901-2 by Charles Edwin Ponting, who was and architect renowned for his secular buildings, it was built in the Carolean Edwardian style with ornate decorative stone and brickwork including columns, cornices, quoins and dressings under a steeply pitched tiled roof. It sits in the road junction of the High Street and Kingsbury Street facing down Marlborough High Street. The Town Hall forms part of an important group at this end of the High Street, along with Nos.1 to 12 (consecutive), Nos. 131-144(consec.) and the Midland Bank. It is also within the Marlborough Conservation Area.

Policies

National Policy and Guidance:

Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990 – requirement to have special regard to the desirability of preserving or enhancing the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 – requirement to pay special attention to the preservation or enhancement of the character or appearance of the surrounding Conservation Area.

The National Planning Policy Framework (2023) outlines government policy, including the historic environment (Section 16). Paragraphs 207-209 require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 203 requires local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

National Planning Policy Guidance provides guidance on making changes to Heritage Assets.

Historic England's Advice Note 2 – Making Changes to Heritage Assets is also relevant guidance for applying the policies within the NPPF.

Historic England's "Conservation Principles" provides policy and guidance for the "sustainable management of the historic environment". Additional guidance is also contained within their publications:

- Historic Environment Good Practice Planning Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment (2015)
- Historic Environment Good Practice Planning Advice Note 3 – The Setting of Heritage Assets (2nd edition)

Local Policy:
Wiltshire Council's Core Strategy Policy CP57 'Ensuring high quality design and place shaping': A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

Wiltshire Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance."

Issues

- Impact upon the preservation of the listed building or its setting or any features of special architectural and/or historic interest.

Assessment
The application is to replace and relocate two boilers within the basement of the Town Hall, which requires the installation of three 'terracotta' air bricks on the rear elevation.

The basement room to be utilised is currently a storage area with stud partition wall: the modern, non-load bearing partition will be removed to enable the room to be utilised as the new boiler room.

The air bricks are metal (galvanised steel) and coloured to blend in with the red brick work of the building. Two of the bricks will be at low level, whilst one will be fitted into the brickwork of an existing blocked window. The bricks are fire rated to conform with current regulations relating to the boilers and fire in general.

The works are required in order to support the upgrading of the building's heating system, and are not considered to cause harm to the significance of the designated heritage asset, thereby preserving its special interest.
Consultee Responses
Marlborough Town Council - no objections

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:

Title	Description	Received Date
Proposed Elevations	850 2	20 December 2023
Design and Access Statement	.	20 December 2023
Location Plan	.	20 December 2023
Heritage Statement	.	22 January 2024
Boiler Evomax 80kW Specification Sheet	.	22 January 2024
Basement plan - existing and proposed	Dwg. no. 850 1 rev B	18 March 2024

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