DELEGATED REPORT

Application Reference:	PL/2023/11136 (House Holder) & PL/2024/00273 (Listed Building Consent)
Application Type:	HH and LBC
Site Address:	36 HIGH STREET, CORSHAM, SN13 0HB
Proposal:	Exterior alterations 1. Add garden wall within garden to match rubblestone boundary walls 2. Add patio terrace as part of landscaping works.
Recommendation:	Planning Permission and Listed Building Consent be GRANTED

PROPOSAL AND SITE DESCRIPTION

The application seeks planning permission and listed building consent for two elements of external works as follows:

1. Add garden wall within garden to match rubblestone boundary walls
2. Add patio terrace as part of landscaping works.

The host property is a Grade II listed building with the list description given below:

> *"CORSHAM HIGH STREET ST 8770 (east side) 5/177 No 36 (Parkside) (formerly listed as No 36) 20.12.60 GV II*
>
> *House, now offices, C17 refaced and extended to right c1770, roughcast rubble stone with ashlar dressings and stone tiled roofs. End wall stacks and ridge stack between the two ranges. Three storeys to left, two to right. Flush ashlar plinth, flush quoins to left side of original range and each side of projecting right side addition. Ashlar moulded cornice and parapet. Sashes in moulded architraves. Original range has two 9-pane upper sashes, two 12-pane sashes to first floor and ground floor paired 12-pane sashes to left, 12-pane sash to right and central 6-panel door in moulded doorcase with ashlar Roman Doric pedimented doorcase. Extension is of 2-storeys but of equal height, with one large upper 12-pane sash and large ground floor paired 12-pane sashes. Rear of extension is gabled and roughcast with upper sash and ground floor door. Original range has roughcast gable to left with sashes to attic and first floor but ground floor 2-light ovolo- moulded mullion window. To right a short rear wing with end stack, roughcast to south side with ground floor single and 2-light ovolo-moulded windows. Beyond projects a C17 rubble stone wing, truncated at east end with C20 glazing and weatherboarding. South side coped gable with 2-light ovolo-moulded window and hood, first floor ovolo-moulded blank window, 3-light window and 2-light ovolo-moulded window. Drip-course over. Ground floor has hoodmould continuous over 2-light recessed cyma-moulded window, chamfered doorcase with inserted window and stepped*

down over 2-light ovolo- moulded window. Interior: ground and first floors of original range altered in C18 with panelled doors and shutters. Stair probably to C17 plan but with C18 stair arch. Attic has C17 Tudor-arched moulded fireplace. Exposed collar-truss 2-bay roofs to rear of main range and rear wing. Circa 1770 right side has contemporary plaster cornices to ground floor front and upper floor front and rear rooms. Both upper rooms have original fireplaces."

There is a Grade II* listed Gazebo in the rear garden of No 36. The listing for this element is given below.

*"CORSHAM HIGH STREET ST 8770 (east side) 5/178 Gazebo to rear of No 36 (Parkside) (formerly listed as Gazebo belonging 20.12.60 to No 36) GV II**

Gazebo, early C18 roughcast rubble stone with ashlar dressings and ogee stone tiled roof. Square plan, basement and main floor. Ashlar coved eaves cornice, flush quoins. South-east corner stack. Twelve-pane sashes in bolection moulded surrounds to south, east and west faces. North front has bolection-moulded doorcase with double doors and flight of 8 stone steps with balustrade up. Basement has west side chamfered doorcase with hoodmould and 2- light recessed cyma-mullion window under stairs on north side. Bolection moulded stone fireplace within."

The site is wholly within the Corsham Conservation Area (CCA). The host property is within the historic core of Corsham and the proposals are ancillary to the residential use of the host property.

HISTORY

N/06/00227/LBC & N/06/00226/FUL Alteration of outbuilding, demolition of modern garden wall and installation of new wall and water cistern (approved);
PL/2023/04188: 1. Re instate known historic door opening in place of 20th century window. 2. Remove existing floor within interior above kitchen, add new kitchen and second floor above with new staircase and adjustments as shown. 3. Replace window glass with vacuum glazing. 4. Single storey extension to east of main house. 5.Repair works to structurally unsound garden walls, separately listed gazebo and introduction of new garden walls. (approved)

POLICIES

Wiltshire Core Strategy 2015 (WCS)
Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 58: Impact upon Heritage Assets

Corsham Neighborhood Plan
Policy CNP HE1: Design
Policy CNP HE2: Innovative Design and Historic Context

MAIN ISSUES

- Principle of Development
- Impact upon Heritage Assets
- Scale and design
- Amenity

CONSULTATION

Corsham Town Council: No objections

Wiltshire Council Conservation: No objection subject to condition on LBC. Suggests sample panel condition for samples of the proposed stone for the wall and patio area and bond for the terrace.

Historic England: No objection

REPRESENTATIONS

No representations received.

ASSESSMENT

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. The National Planning Policy Framework (NPPF) and the Corsham Neighbourhood Plan are key material planning considerations. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.

Principle of Development

Decisions on planning applications are made in accordance with the policies contained in the Wiltshire Core Strategy and government guidance. The principle of minor external additions is considered to be acceptable in principle, as the proposed location is within the curtilage of the residential property. The detail of the proposals must also be considered against other policies within the development plan.

Impact upon Heritage Assets

The NPPF defines significance as the: *"value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."*

Historic England assesses significance in a similar manner, referring to evidential, historic, aesthetic and communal values of a place.

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.

Listed Buildings
The proposed development/works are comprised of two elements, the first being to add a garden wall within garden to match rubblestone boundary walls. The second element is to create a patio terrace as part of the landscaping works. Both elements will be addressed in turn.

Garden Wall
The proposed Garden Wall is a new addition to the garden running at 90 degrees to the existing boundary wall. The wall has a height of approximately 2.0m and is to be constructed of rubblestone to match the existing boundary treatments within the residential garden.

The proposed wall is of a modest proportion and height, constructed of a sympathetic material and is an easily reversible element of construction. As such it is considered that the proposed walling in this instance is not considered to result in harm to the historic fabric of either of the identified heritage assets or their setting.

Terrace
The proposed Garden Terrace is also a new addition to the garden and occupies a space immediately adjacent to the rear of No 36 High Street. Again, the design and appearance of the terrace is a sympathetic addition to the host building and is typical of residential development.

The terrace is detached from the historic fabric of both listed assets and is again an easily reversible addition. Furthermore, its construction is designed in a manner which allows a clear understanding of the wider site's historic evolution.

Harm
Both elements of the proposal are easily reversible and are of a sufficiently "light touch" so as to suggest that there is no identified harm to the fabric, character or setting of the listed buildings (both No 36 and The Gazebo). As no harm has been identified no public benefit is required.

Conservation Area
Both elements in this instance are wholly within the curtilage of No 36 and as such the proposal is not particularly visible from the wider Corsham Conservation Area (CCA). Due to the hidden nature of the proposal it is not considered that the proposal in its totality would result in harm to the character or nature of the CCA.

<u>Scale and design</u>

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design, materials amongst other things. Sections 12 of the NPPF expects a good standard of design.

In terms of scale the totality of the proposal does not suggest that either the main dwelling within the curtilage or the wider plot is being overdeveloped. Furthermore, the design of the proposal is a typical example of ancillary development, and its modest form and appearance is considered to be a positive addition.

In terms of scale and design it is considered that that the proposal in its totality has complied with the requirements of CP58 of the WCS and CNP HE1 of the Corsham Neighbourhood Plan.

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.

Due to the location and modest scale of the proposal it is not considered that the proposals would result in an unacceptable impact upon amenity in terms of overlooking, overshadowing, loss of light or outlook.

As such, on balance the proposal is acceptable in terms of amenity in relation to CP57 of the WCS and CNP HE1 of the CNP.

CONCLUSION

The proposal is considered to be acceptable in respect of size, scale, and design. The development is not considered to impact unacceptably upon the character of the area, wider landscape and is not considered to have an unacceptable impact upon the amenity or living conditions of the adjoining occupiers. The proposal is therefore in accordance with Core Policy 57 and 58 of the Wiltshire Core Strategy and relevant sections of the National Planning Policy Framework (2023) and the Corsham Neighbourhood Plan.

RECOMMENDATION: That Planning Permission and Listed Building Consent be GRANTED subject to the following conditions:

See decision notice