CASE OFFICER'S REPORT

Application Reference:	PL/2024/00504
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	Not required
Consultation ends:	22 March 2024
Case officer:	Pippa Card

Site Address:	33 St Martins, Marlborough, Wilts, SN8 1AS
Proposal:	Replace bathroom window
Recommendation:	Approve with Conditions

Site description

No.33 St Martins is a grade II listed building dating from the early 19th century. Part of a terrace of cottages (consisting of nos.30-35 (inc)) these brick built cottages are traditional in character for their era and provide a more formal character in detailing at the end of the St Martins area of the Marlborough Conservation Area.

The list description states, for means of identification purposes only, the following:

> *Terrace of early C19 cottages. 2 storey and basement. Brick with flat eaves and widely spaced carved wood brackets (acanthus leaf). Slate roof. Each house 2 windows on 1st floor, 1 window on ground floor, and 4 panel door with small rectangular fanlight of diamond glazing pattern. 1 basement window. All windows and doors have stepped voussoir heads of painted stucco. Contemporary plan rails across front. Nos 30 to 42 (consec) form a group.*

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)
- Traditional Windows - their care, repair, and upgrading (2015).

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.
- Impact on the character and appearance of the Marlborough Conservation Area.

Assessment

The proposal seeks consent for the replacement of the bathroom window, which is a traditional sliding sash window at first floor level on the front elevation, above the doorway. The first-floor windows of the whole terrace are designed as having 3 over 6 panes.

The existing timber sash window is historic in part, the upper section of 3 panes is an earlier part of the joinery, the lower section of 6 panes being a relatively recent replacement. Although the lower sash is a recent replacement, the application is to replace the whole timber, of which less than 50% of the historic window now survives. The older sections of frame, along with the sash, are rotten and water ingress is present inside the bathroom, damaging the lime plaster, despite attempts to repair affected areas in the past.

The joinery details provided will ensure the replacement window will match the existing sashes, complete with 4mm single glazing and 'true' glazing bar detail.

The works will replace the remaining elements of the historic window and although the larger, lower sash is already a replacement, the loss of fabric is less than 50%. The new window will ensure the continuity of appearance for the whole listed terrace: the works are not considered to cause harm to the significance of the listed building as a single unit or part of the longer terrace, thereby preserving its special interest. The new window will ensure the long-term maintenance of the listed building, enabling it to continue performing at its optimal viable use.

Consultation responses

Marlborough Town Council - no objections.

Conclusion

The works are not considered to harm the listed building's significance, thereby preserving its special interest. The character and appearance of the Marlborough Conservation Area will also be preserved.

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:

Title	Description	Received Date
Site Location Plan	.	18 January 2024
Design, Access and Heritage Statement	.	23 February 2024
Proposed Window Elevation and Details	.	23 February 2024
Joinery Details	.	23 February 2024

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

3 The replacement joinery hereby approved shall be provided with a painted finish and maintained as such.
REASON: To preserve the special interest of the listed building and its appearance as a part of a listed row of cottages.