PLANNING AND HERITAGE STATEMENT for

A FULL PLANNING APPLICATION at

15-17 HIGH STREET

WARMINSTER

WILTSHIRE

BA12 9AG

CONTENTS

1. INTRODUCTION 3
2. SITE DESCRIPTION 4-5
3. THE PROPOSAL 6
4. PLANNING POLICY 7-8
5. HERITAGE 9
6. CONCLUSION 10
7. ADDENDUM 11-12

Report Prepared by	iPlans
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1. Introduction

1.1 iPlans has been instructed by Paul James to submit a full planning application for the conversion of existing roof space to include new dormer, new windows and the installation of roof windows in relation to the creation of a new flat.

1.2 This Planning Statement has been prepared to accompany and support the current application PL/2023/11086 which has already been paid for.

1.3 Pre-application enquiry was sought (ENQ/2023/00079) prior to the submission of the planning application PL/2023/11086.

2. Site Location & Description

2.1 The site at 15-17 High Street, Warminster, Wiltshire, BA12 9AG accommodates a grade II listed building that is used as flats. The site is located within Warminster Town Centre Conservation Area.

2.2 The unit 15-17 High Street is set back from the highway and accessed via an access lane off the High Street.

2.3 The photographs below show the different elevations of the building.



2.4 Planning history for this site includes the following applications:

2.4.1 PL/2023/11086 – in progress
2.4.2 ENQ/2023/00079 – pre-application enquiry
2.4.3 W/84/00467/FUL – change of use of first floor offices to two self-contained flats – approved
2.4.4 W/84/01404/LBC – removal of two chimneys with replacement door and windows and building of new wall – approved
2.4.5 W/91/00199/LBC – rebuild unsafe single storey area and conversion of offices and stores to dwelling units – approved

2.4.6 W/91/00198/FUL – rebuilding of single storey building and converting existing offices into dwelling units – approved

2.4.7 W/84/00469/LBC – convert first floor into two self contained flats – approved

2.4.8 W/84/00806/FUL – application to use land as store for builders materials and equipment and to erect wall with double gate across entrance - refused

2.5 The property is stone with some sections being rendered. The fenestrations are a mix of timber framed as well as UPVC on the non-dominant elevations.

3. The Proposal

3.1 This full planning application is for the conversion of existing roof space to include new dormer, new windows and the installation of roof windows in relation to the creation of a new flat.

3.2 This application is submitted following a pre-planning enquiry (ENQ/2023/00079).

3.3 There will be a new 2x bedroom flat within the proposed converted roof space. The work will include new dormer to the side plane of the existing front gable. The dormer will have a flat roof with 3x roof widow. There will be 2x new window within the existing gable ends on the left elevation. The proposal includes the installation of 7x roof window to the main roof.

3.4 During the construction process, materials will arrive by the builder's merchants delivery vehicles. Vehicles and construction activity can be accommodated down High Street without affecting the traffic flow.

3.5 Waste from the site will be removed by skips with the appropriate street licences.

3.6 Hours of operation will be in accordance with the good contractors scheme.

4. Relevant Planning Policy

4.1 The Core Strategy and Draft Wiltshire Design Guide has been consulted as part of this planning application.

4.2 Policy 57 of the Core Strategy states that a high standard of design is required in all new development including extensions, alterations and change of use of existing buildings. They need to have regards to the compatibility of adjoining buildings and users, the impact on the amenities of existing occupants and ensure that appropriate levels of amenity are achievable.

4.3 Policy 58 of the Core Strategy states that development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance.

4.4 Pont 9.1.1 of the Draft Wiltshire Design Guide states that all homes must comply with nationally described internal space standards including the minimum dimensions for bathrooms and built-in storage.

4.5 Point 9.2.1 of the Draft Wiltshire Design Guide states that all dwellings should be provided with private open space in the form of a garden, terrace balcony or winter garden.

Minimum standards expected table. Site specific constraints will also need to be factored in

Type of Private Amenity Space	Apartments	1 storey houses	2 storey houses	3 storey houses
Minimum rear garden area	Not applicable	Equal footprint of dwelling or 50sqm, whichever is larger	Equal footprint of dwelling or 50sqm, whichever is larger	Equal footprint of dwelling or 50sqm, whichever is larger
Minimum length of garden	Not applicable	9m if north facing, 5m otherwise	12m if north facing, 10m otherwise	15m if north facing, 10m otherwise
Minimum balcony/terrace area	5sqm for 2 people + 1sqm per additional occupant	Not applicable	Not applicable	Not applicable
Private communal space, where no public open space within 480m	10sqm per apartment	Not applicable	Not applicable	Not applicable

75

4.6 Appendix D of the Draft Wiltshire Design Guide is regards to householder extensions. It states that proposed extensions should normally respect and reflect the form, scale, materials with the original building and area. The proposed extensions and alterations should not dominate the existing building: in other words, they should be subservient and appear as additions in a 'supporting' role. Extensions should not be unduly overbearing or unduly obtrusive to neighbouring properties. Extensions should fit into the general street scene e.g. considering the character of the architecture, materials, scale, separation and changes in levels along the street. The design, position and size of windows and doors on the extension should reflect the design, position and size of the ones used in the main house. The design of any dormer windows should reflect the estyle, proportion, materials and shape of the existing house and roof design and only be design and only be designed to provide light to existing spaces and not as an opportunity to create an enlarged floor area. External finishes, materials and architectural features will affect how your extension looks.

5. Heritage

5.1 The property is a grade II listed building (List Entry Number: 1193960) which was first listed 28 April 1952 and is situated within the Warminster Town Centre Conservation Area.

5.2 The external elevations of the property are a mixture of rubble stonework masonry and cement-sand rendered finishes. There is brick detailing around fenestration openings on the non-prominent elevations and on the prominent elevations, the windows have stone lintels and mullions detailing. A structural report is enclosed with this planning application which provides further details about the building.

5.3 The proposal is on a non-dominant location. Materials used will match existing materials on the building. The roof windows proposed will be of a conservation style and is considered appropriate for a conservation area.

6. Conclusion

6.1 The proposal is for the conversion of existing roof space to include new dormer, new windows, and the installation of roof windows in relation to the creation of a new flat.

6.2 This application is submitted following a pre-planning enquiry (ENQ/2023/00079).

6.3 In the email response regarding the pre-planning enquiry (see Addendum), the Highway Authority stated that the site is within easy walking distance of public transport link facilities and amenities that occupiers would need, minimising the need for a private car. Therefore, should a full planning application be submitted, they do not foresee a highway objection.

6.4 The units do not face a prominent elevation thus proposal will not impact the character or appearance of the street scene.

6.5 The dormer has no fenestrations on the cheeks thus there will be no issue with overlooking or loss of privacy.

6.6 The roof windows will be conservation style thus will be minimal in size and will not have a significant impact on the character and appearance of the conservation area or listed building.

6.7 I therefore would hope you consider this application for approval.

7. Addendum – pre-application enquiry email response

RE: ENQ/2023/00079 - 15-17 HIGH STREET, WARMINSTER

Brown, Russell<Russell.Brown@wiltshire.gov.uk>

Dear Paul and Richard,

Thank you for your email and for meeting with me last week, and please find here my initial response.

We inspected the roof space in particular and also discussed how the proposed flat would be created within this Grade II listed building. The roof space is generous and provides head height. There are areas where rooflights would be acceptable.

The information submitted with the pre-application enquiry was limited and we discussed the submission of additional information by way of a structural engineer's report to explore the issues with the roof and the central chimney.

You have said this will be forthcoming in the next few weeks and this report will give us crucial information in how we all approach this scheme.

The principle of the development – the creation of an additional flat within the roof space – is supported by planning policy CP1 and CP31.

The Highway Authority have commented:

"The site is located in the town centre where parking is restricted in the vicinity with double yellow lines and time restricted parking bays and therefore the development accords with PS6 of the Local Transport Plan, Car Parking Strategy 'where any parking overspill can be controlled'. The site is within easy walking distance of public transport links facilities and amenities that occupiers would need, minimising the need for a private car. There are multiple public car parks locally. Secure cycle parking should be provided within the development. Therefore should a full planning application be submitted I do not foresee a highway objection."

The main issues therefore are how to create the flat within the listed building and also deal with the problematic elements of the listed structure.

The roof structure has many historic components – the majority of the roof structure is historic. It appears that a previous owner did some repairs – replacing some rafters and adding some metal strapping and ties. It does not appear that this has worked to rectify the structure problems of the roof. There are several key members that are no longer bearing on anything, just floating in the air. Upon close inspection of the central chimney, a brick built structure, there are several long cracks and obvious signs of movement – areas of mortar that have popped out and very friable bricks. The chimney seems to be putting lateral pressure on part of the roof structure. These are my assumptions, I am not a structural engineer and this is why the structural engineer's report is so key to this scheme.

If the roof is found to be vulnerable and the chimney represents an immediate safety issue, you can prop the roof structure and bring the stack down to a safe level prior to listed building consent if there is an immediate risk to the safety of the public or the occupiers of the building – please let me know if this becomes the case. Please be aware you may be required to rebuild the chimney breast and stack.

Once we understand the structural issues we can then move on to a scheme of works and resolve how to create the flat.

I am glad that the end chimney is able to be repaired and made good.

As discussed, I have attached a couple of examples of heritage statements for your information.

I look forward to receiving the structural engineer's report and then my Conservation colleague and myself can go over the details. We may wish to have another site meeting so we can look at the roof in situ whilst considering the report.

Best wishes

Russell

Russell Brown BA(hons) MTP MSc MRTPI
Senior Planning Officer
Development Management (Central)

Place Directorate