CASE OFFICER'S REPORT

Application Reference:	**PL/2024/09898**
Date of Inspection:	**18 July 2023**
Date site notice posted:	**Sent to applicant, photo on file**
Date of press notice:	**25 April 2024 expiry 16 May 2024**
SITE ADDRESS:	**The Grange, Lake SP4 7BP**
PROPOSAL:	**Replacement windows in dormers**

POLICIES
Wiltshire Core Strategy CP58
NPPF/PPG

CONSULTATION RESPONSES
Parish Meeting – no comments received.

REPRESENTATIONS
None received.

ASSESSMENT
Special regard is to be paid to the desirability of preserving the character and setting of listed buildings by section 16 of the Act, and special attention to the desirability of preserving or enhancing the character of conservation areas by section 72. The NPPF sets out the considerations for heritage assets in section 16, and CP58 of the Wiltshire Core Strategy seeks their protection and enhancement.

The Grange is a grade II listed building in the Lake Conservation Area, under an earlier name of Lake Farmhouse. Listed in 1988, it is described as dating from the mid-C18 and 1800, being of two storeys, cellar and attic, and having two hipped dormers. The dormers are on the principal elevation, facing south.



Close up view of the dormers shows the poor condition of the windows, with rotted out sections of frame and cill, and hastily applied filler. The tiles and leadwork appear to have been relaid within

the last few years. The windows seem more than likely to be C20 replacements and are beyond reasonable repair. The proposed replacement is therefore acceptable and necessary.



The proposal is to replace the frames and casements within the existing dormer structures. The drawings provided show timber casements of the same layout and similar dimensions, incorporating slim (14mm) double-glazing.

CONCLUSION

The works would preserve the character of the listed building and conservation area, in line with the expectations of the Act and aims of the NPPF.

RECOMMENDATION:

Approve subject to conditions