CASE OFFICER'S REPORT

Application Reference:	PL/2023/07281
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	16 May 2024
Case officer:	Fiona Webb

Site Address:	33 - 36A New Park Street, Devizes, Wilts, SN10 1DZ
Proposal:	Replacement and redecoration to the existing windows and commercial shop front door set
Recommendation:	Approve with Conditions

Scope of comments: the following comments relate to the built historic environment.

Policy: From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Sections 16 (LBC) and 66 (PP) require that **special regard** be given to the desirability of preserving or enhancing listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay **special attention** to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The NPPF outlines government policy, including its policy in respect of the historic environment. Section 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 207-9 of the NPPF 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 should 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 Practice Guidance provides guidance on interpreting the NPPF.

The 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."

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.

Site and assets considered: The site is a Grade II listed building located within Devizes Conservation Area

Proposal: The proposal seeks windows repairs and replacement and decoration works.

Relevant planning history: PL/2023/03499 and PL/2023/05069- External repairs, internal and external roof repairs and redecoration to the existing properties forming 33 - 36A New Park Street (withdrawn)

Issues: impact on the significance of the listed building, impact on the setting of neighbouring listed buildings, impact on the character and appearance of the conservation area.

Information considered/provided: Paragraph 200 of the NPPF requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance. In this case, the application is accompanied by a "Design and Access Statement and Heritage Statement" which provides sufficient information to understand the impact of the proposals and is proportionate to their scope. The requirements of the NPPF are therefore met in this respect.

However, paragraph 201 of the NPPF also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

Significance of assets and contribution of setting: 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.

Assessment: The properties are a pair of small early C19 houses. 2 storeys (No 33 with attic) faced in Bath stone on projecting plinth, they are listed Grade II and located within Devizes Conservation Area.

The proposed works are for the repair of a number of sash windows, the replacement of casement windows, the repair of some areas of external render, and the repair to the shop front and shop door.

The replacement windows are modern and would be like for like in hardwood with slimite double glazing. The repairs to the sash windows and shop front would also be like for like.

All repairs will be sympathetic to the significance of the building. Replacement has only been proposed to elements which are not original to the building and thus having no impact on the listing detail or historical nature of the property. All repairs at the property will be undertaken like for like so as not to change the exterior of the property.

The repair and redecoration of the timber sash windows and frames includes the removal and cutting back of any rotten or decayed timber to firm timber, replacement of bottom sliding sashes (only) that are rotten or decayed with new, splicing in of new sections of timber, to match existing, repair and replacement of lime putty to glazing, redecoration, servicing of ironmongery and ease and adjustment of the windows to ensure they are in full working order.

The replacement of the crittall and box casement windows on the rear of the building are not part of the original building. Therefore, their replacement will not affect the historic integrity of the property. It is proposed to replace them with new timber casement windows that open inward with a tilt mechanism. These will feature a similar jamb and beading design to match the existing timber windows on the East elevation. The replacement windows would be custom-built with 12mm slimlite double glazing and timber-framed casements.

The repair & redecoration of shop front is to be carried out on a like for like basis. Where necessary decayed and rotten is to be cut back to sound timber. New sections of timber would match the existing woodwork and spliced into the repair. Prior to redecoration repair and replacement of lime putty to glazing would also be undertaken. Upon completion of redecoration works all ironmongery would be serviced and the door eased and adjusted to ensure it is left in full working condition.

In conservation terms the proposed repair of the original sash windows and the replacement of the modern crittal and box sash windows would maintain the character and appearance of the listed building and would have a neutral impact on its significance as there would be little loss of historic fabric. The replacement windows would also have the benefit of reducing condensation and heat loss.

CONSULTATION RESPONSES:
Devizes Town Council – No objection
Trust for Devizes - Support

REPRESENTATIONS:
None

RECOMMENDATION:
Consent

REASON FOR GRANTING PERMISSION/CONSENT/REFUSAL:
The proposed works would preserve the special historic interest of the heritage assets in accordance with Sections 16(2) and 72(1) of the Planning (Listed Building and Conservation Area) Act 1990 and NPPF section 16, because these works would have no detrimental impact on the historic fabric and would be of an appropriate material and detailing.

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 works hereby granted consent shall be carried out in accordance with the following approved plans and documents: Location Plan – dated 18/09/2024 Existing Elevations – dated 3/04/2024 Proposed South Elevation – dated 18/09/2024 Proposed West Elevation – dated 18/09/2024 Proposed East Elevation – dated 18/09/2024 Proposed North Elevation – dated 18/09/2024 Indicative Floor Plans – dated 3/4/2024 Sliding Sash Window Detail Drawing – dated 18/09/2024 Crittal Casements Detail Drawing – dated 18/09/2024 Window Condition Schedule – dated 18/09/2024 Window Specifications – dated 18/09/2024 REASON: For the avoidance of doubt and in the interests of the significance of the heritage assets and their setting.