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| Date of Meeting | 11 th August 2016 |
| Application Number | 16/05011/LBC |
| Site Address | The Greyhound, Market Place, Wilton |
| Proposal | Replacement of ground floor courtyard facing windows and doors (retrospective) |
| Applicant | Mr B Currie |
| Town/Parish Council | Wilton |
| Grid Ref | 409690 131163 |
| Type of application | Listed Building |
| Case Officer | Tom Wippell |

Reason for the application being considered by Committee

The application has been called to committee by Councillor Peter Edge if minded to refuse, in view of the relationship to adjoining properties.

1. Purpose of Report

To consider the recommendation of the Area Development Manager (South) that planning permission be refused.

2. Report Summary

The issues in this case are:

- Background/Site History
- Impact of retrospective windows on the character of the listed building

Publicity of the application has resulted in an objection from the Town Council, and no Third Party Representations.

3. Site Description

Built between C16 and late C19, the Greyhound is a Grade II Listed Public House in the centre of Wilton, between Greyhound Lane and Silver Street to the north-east and south-west respectively. To the rear, bounded on three sides by the main pub building/function room/ kitchen, is a courtyard beer garden with windows and doors facing into it.

The Grade II listing description is as follows:

Mid-late C18. 2 storeys on plinth. Painted brick, projecting plinth, moulded 1st floor string, moulded and coved eaves cornice, old tile roof, flanking chimneys. A 4 bay front with 4-pane sash windows and modern raised and fielded paneled 2 leaf doors in projecting brick surround in 2nd bay from

left. Long early C19 single storey stable block of brick with slate roof to right. Gabled dormers to rear and a single storey extension of 2 windows.

4. Relevant Planning History

14/02702/LBC & 14/02556 A/C

Internal & external alterations including demolition of single storey WC blocks & entrances in courtyard; reinstatement of former guest rooms currently in use as managers accommodation; 1 bedroom studio apartment for manager; conversion and extension of function room and roof space to create additional guest accommodation (10 bedrooms)

5. The Proposal

The proposal seeks retrospective permission for replacement ground-floor courtyard-facing windows and doors.

It should be noted that the current retrospective scheme is part of a wider regeneration project for The Greyhound; The main bulk of the redevelopment is being dealt with under separate applications 16/04871/FUL & 16/2024/LBC. At the time of writing, it is anticipated that this aspect of the project is likely to be approved, subject to conditions.

6. Planning Policy

Core Policy 57- Ensuring high quality design and place shaping
Core Policy 58- Ensuring the Conservation of the Historic Environment
Planning (Listed Buildings and Conservation Areas) Act 1990
NPPF (paragraph 132 and 137)

7. Consultations

Conservation: Object- see officers report below

Wilton Town Council: Wilton Town Council objects to this application, as the applicant has installed windows and doors that are not compliant with the guidelines.

8. Publicity

The application has been advertised by way of newspaper advertisement, site notice, and letters to near neighbours.

The publicity has generated no Third Party Representations.

9. Planning Considerations

9.1 Background/ Site History

The previous windows, whilst not all historic, were of a style and proportion more in keeping with the character of the former coach house. In addition the majority were single glazed with slim glazing bars. As a consequence they preserved the character of the former stables; enhanced the distinction between the two buildings (host and ancillary) and preserved the setting of the adjacent listed building.

The former coach house/stable block has a distinct character from the host building. The host building has attractive large historic sash windows with fine glazing bars on the front elevation. It is likely that these windows have been installed at a later (but nonetheless historic) stage to aggrandise the building. The rear has a mix of window types and styles.

A previous scheme (14/02702/LBC) saw the approval of ground floor courtyard elevations in relation to the windows, doors and 'conservatory/porch'. Timber flush-framed casement windows with oak timber lintels were agreed for the 'guest accommodation windows'(south elevation); timber for the new lobby, and the windows to the rear of the host building (west elevation)/ storage area were also to be timber casement windows.

However, despite a timber-lobby and timber-casement windows being approved, the applicant has installed double glazed UPVC sash windows and a UPVC porch; hence the reason for this retrospective application.

9.2 Impact of retrospective windows on the character of the listed building

It is generally acknowledged that the fenestration of a building is an important element of its character, and therefore any works to windows/doors on a listed building entailing a change-of-design/ materials require listed building consent.

The importance of windows/doors on a listed building's character/ appearance/ significance is acknowledged by the Building Regulations, which allows greater flexibility (under part L) for historic buildings to use single-glazing rather than double-glazing.

In relation to the current application, it is considered that the retrospective windows and porch are unacceptable for the following reasons:

- The windows design, being vertical sash, are of an inappropriate style for the ancillary building, such that they adversely impact on the character (and thereby the special interest) of this designated heritage asset;
- The sash windows are double-glazed, and the chunkiness of the detailing is at odds with the character of historic windows (where the mouldings are finer and you don't get a double reflection).
- The windows and porch are of a non-traditional material (ie UPVC) which is not generally accepted in listed buildings because of its non-traditional character and different performance characteristics;
- The appearance of the windows jars with other elements of the building; namely the timber lintels- Sash windows of this design would commonly have been installed with gauged brickwork arches or decorative lintels with keystones as per the front elevation.

Had flush framed timber casement windows been installed, as per the 2014 approval, they would have preserved the character and significance of the listed building. Unfortunately the currently-installed Sash windows are of an overtly domestic grander character, not appropriate for the coach house, and their installation has adversely impacted on the significance, character and setting of the listed building.

Overall it is considered that the installed windows (by virtue of their design and material) and the porch (by virtue of it being uPVC) have adversely impacted on the significance of the ancillary listed building and the setting of the host building and is therefore contrary to CP58 of the Wiltshire Core Strategy and para 132 and 137 of the NPPF:

“Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting”

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably”.

and section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states:

‘In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’.

In view of this it is considered that the installed UPVC windows and porch are having and will continue to have a negative impact on the listed building and as such should be refused planning permission.

Recommendation:

That planning permission be REFUSED for the following reasons:

The installed windows (by virtue of their design and material) and the porch (by virtue of it being uPVC) have adversely impacted on the significance of the ancillary listed building and the setting of the host building and is therefore contrary to Core Policy 58 of the Wiltshire Core Strategy, paragraphs 132 and 137 of the NPPF and section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.