

Date of Meeting	19 October 2017
Application Number	Planning application 17/06148/VAR and listed building application 17/06159/LBC
Site Address	The Crown Inn Church Street Tisbury Wiltshire SP3 6NH
Proposal	Variation of Condition 2 of 15/04530/FUL and 15/04698/LBC relating to approved plans.
Applicant	Mr G Hunter
Town/Parish Council	TISBURY
Electoral Division	TISBURY – Cllr Tony Deane
Grid Ref	394354 129166
Type of application	Full Planning
Case Officer	Warren Simmonds

Reason for the application being considered by Committee

The applications have been called to Committee by Cllr Deane due to concerns the proposed amendments are discordant with the character and setting of the listed building.

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be approved, subject to the Conditions set out at the end of the report.

2. Report Summary

1. Impact on the character and setting of listed building(s)
2. Impact on the existing character of the surrounding conservation area
3. Amenity

Tisbury parish council object to the proposed variations on grounds that the proposed variations would be less in keeping with the original building than the existing permission.

One third party representation was received objecting to the previously approved change of use of the public house to dwellings.

A second third party response was received asking for clarification on proposed materials and detailing.

A further third party response was received from a representative of the CPRE South Wiltshire Group in which concerns were expressed in respect of the level of detail provided with the application, the external materials proposed and potential consequent impact on the existing character of the surrounding conservation area.

3. Site Description

The application relates to the former Crown Inn, a GII listed public house located within the settlement of Tisbury. The property is within the designated conservation area and is opposite the Saint John the Baptist parish church.

Previous planning consent granted under planning reference 15/04530/FUL and listed building consent reference 15/04698/LBC gave consent for *'Change of use from public house to residential accommodation. Conversion of existing buildings to create 4 residential dwellings. Alterations to existing managers apartment'*.

The current applications seek to vary the previous planning permission and listed building consent as follows:

- (i) To alter the approved window material from stone mullion and surround with metal casement to timber flush casement with Slimlite double glazing and timber cill and lintel (south-west and south-east elevations).
- (ii) To alter the approved door material from timber frame double glazed, panel doors to hardwood timber, partially glazed stable doors (south-west elevation).
- (iii) To alter the approval to show a reduced height garden wall with stone pillars and metal gate.
- (iv) To alter the approval to enable rendering of the south-west elevation of the main building once the existing single storey wc extension has been removed (elevation currently part pebble dashed).

4. Planning History

S/1992/1176	L/B APPLICATION - ALTERATION TO TOILETS, STAIRCASE TO FUNCTION ROOM, FAMILY DINING ROOM AND NEW ACCESS TO CAR PARK
S/1992/1175	IMPROVEMENTS TO TOILETS, STAIRCASE TO FUNCTION ROOM AND FAMILY DINING ROOM
S/2007/1183	RETROSPECTIVE APPLICATION FOR RETENTION OF AN ILLUMINATED HANGING SIGN
S/2006/1560	MINOR ALTERATIONS TO THE INTERNAL LAYOUT AND ELEVATIONS OF DWELLINGS PREVIOUSLY APPROVED UNDER S/2004/2143
S/1998/1851	CONSTRUCTION OF BAR AND ALTERATION TO LOBBIES
S/2003/2133	ERECTION OF 9 DWELLING HOUSES AND FORMATION OF ASSOCIATED ACCESS ROAD AND PARKING
S/2004/2143	ERECTION OF 12 DWELLING HOUSES AND FORMATION OF ASSOCIATED ACCESS ROAD AND PARKING BAYS
15/04333/LBC	Removal of internal masonry wall between living room and kitchen. Removal and lowering of kitchen floor. Installation of steel supporting structure. New painted softwood skirting boards.
15/04530/FUL	Change of use from public house to residential accommodation.

15/04698/LBC	Conversion of existing buildings to create 4 residential dwellings. Alterations to existing managers apartment Internal and external alterations to facilitate the conversion of public house and outbuildings into residential dwellings. Alterations to existing managers flat
17/06159/LBC	Variation to the previously approved scheme (previous reference 15/04698/LBC) in respect of the following alterations to window and door details, rendering an elevation and vary the landscaping details

5. The Proposal

The current applications seek to vary the previous planning permission and listed building consent as follows:

- (i) To alter the approved window material from stone mullion and surround with metal casement to timber flush casement with Slimlite double glazing and timber cill and lintel (south-west and south-east elevations).
- (ii) To alter the approved door material from timber frame double glazed, panel doors to hardwood timber, partially glazed stable doors (south-west elevation).
- (iii) To alter the approval to show a reduced height garden wall with stone pillars and metal gate.
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6. Local Planning Policy

Wiltshire Core Strategy Core Policies CP1, CP2, CP27, CP49, CP50, CP57, CP58, CP61, CP64

Tisbury Local Village Design Statement

NPPF & NPPG

7. Summary of consultation responses

Conservation officer – No objection to revised drawings, subject to Conditions

Tisbury parish council – Object to the proposed variations on grounds that the proposed variations would be less in keeping with the original building than the existing permission

8. Third party/neighbourhood responses

One third party representation was received objecting to the previously approved change of use of the public house to dwellings. A second third party response was received asking for clarification on proposed materials and detailing.

A further third party response was received from a representative of the CPRE South Wiltshire Group in which concerns were expressed in respect of the level of detail provided with the application, the external materials proposed and potential consequent impact on the existing character of the surrounding conservation area.

9. Planning Considerations

Following initial comments from the conservation officer in response to the originally submitted drawings, revised drawings were submitted by the applicant which included more detail in terms of the proposed detailing and materials, including the amendment of stone capping to the new wall from stone coping to 'Cock and Hen' natural stonework.

The conservation officer has no objection to the proposed revised window design, materials and detailing.

The conservation officer recommends a Condition requiring the specification for the lime render and also the approval of a sample panel of render to be agreed prior to commencement of works on site.

On the basis of the revised proposed plans and subject to the Conditions recommended at the conclusion of this report it is considered the proposed variations would not adversely affect the character and setting of the listed building (or adjacent listed buildings and structures). The proposals would not adversely affect the existing character of the surrounding conservation area and would not result in undue impacts on the amenity of neighbouring residents or uses.

10. Conclusion

The proposed variations to planning and listed building consent are considered acceptable in terms of their design, materials and detailing. Consequently, the proposed variations would not adversely affect the character, setting or historic fabric of the host building (or adjacent listed buildings) and would not adversely affect the existing character of the surrounding designated conservation area. The proposed variations would not have undue effects on amenity.

11. Recommendation

That the applications for variations to the existing planning permission and listed building consent be granted, subject to the following Conditions:

In respect of Planning application 17/06148/VAR:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning 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:

Drawing number 1314160-17-Revision B dated 08.08.17, as deposited with the local planning authority on 11.08.17, and
Drawing number 1314160-08-Revision E dated 26.03.15, as deposited with the local planning authority on 13.11.15, and

Drawing number 1314160-10-Revision C dated 26.03.15, as deposited with the local planning authority on 13.11.15, and
Drawing number 1314160-16 dated 09.11.15, as deposited with the local planning authority on 13.11.15, and
Drawing number 1314160-07-Revision E dated 26.03.15, as deposited with the local planning authority on 13.11.15, and
Drawing number 1314160-11-Revision C dated 26.03.15, as deposited with the local planning authority on 03.08.15.

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

3. No development shall commence on site until a construction methodology (i.e. details of coursing, capping etc) and exact details of the materials to be used for the external stone wall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity, the character and setting of listed building(s) and the existing character of the surrounding conservation area

4. No development shall commence on site until details consisting of large scale drawings to include horizontal and vertical sections of all new and any replacement windows (including head, sill and window reveal details), doors and rooflight windows, together with appropriate details of any new or replacement rainwater goods have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity, the character and setting of listed building(s) and the existing character of the surrounding conservation area

5. No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 on weekdays and 08:00 to 13:00 on Saturdays. No burning of waste shall take place on the site during the construction phase of the development.

REASON: In the interests of neighbouring amenities

6. The development shall be constructed in strict accordance with the mitigation plan detailed in Appendices E and F of the submitted Phase II Bat Survey, The Crown Inn, Tisbury document produced by David Leach Ecology Ltd., dated September 2015. No external lighting will spill onto the roof of the building or onto adjacent flight corridors such as hedgerows or tree lines.

Reason: In the interests of nature conservation and to prevent undue impacts on protected species.

7. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/parking area), incorporating sustainable drainage details together with permeability test results to BRE365, has been submitted to and approved in writing by the Local Planning Authority. The development shall

not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained

8. No development shall commence on site until a sample panel of render, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

REASON: In the interests of visual amenity and the character and appearance of the area.

CIL INFORMATIVE:

The proposed development could be subject to the Community Infrastructure Levy. Wiltshire Council has now adopted a Community Infrastructure Levy (CIL) charging schedule. CIL is a charge that local authorities can place on new development in their area. The money generated through CIL will contribute to the funding of infrastructure to support growth. Wiltshire Council is on course to adopt CIL in early summer of 2015.

If the proposed development is liable for CIL, you (or whoever has assumed liability for the development) would be liable to make payment to Wiltshire Council for this type of development. More information and the charging schedule for CIL can be found using the following link:

<http://www.wiltshire.gov.uk/planninganddevelopment/dmcommunityinfrastructurelevy.htm>

In respect of listed building consent application 17/06159/LBC:

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:

Drawing number 1314160-17-Revision B dated 08.08.17, as deposited with the local planning authority on 11.08.17, and
Drawing number 1314160-08-Revision E dated 26.03.15, as deposited with the local planning authority on 13.11.15, and
Drawing number 1314160-10-Revision C dated 26.03.15, as deposited with the local planning authority on 13.11.15, and
Drawing number 1314160-16 dated 09.11.15, as deposited with the local planning authority on 13.11.15, and
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Drawing number 1314160-11-Revision C dated 26.03.15, as deposited with the local planning authority on 03.08.15.

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

3. No development shall commence on site until details consisting of large scale drawings to include horizontal and vertical sections of all new and any replacement windows (including head, sill and window reveal details), doors and rooflight windows, together with appropriate details of any new or replacement rainwater goods have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity, the character and setting of listed building(s) and the existing character of the surrounding conservation area

4. No development shall commence on site until a sample panel of render, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

REASON: In the interests of visual amenity and the character and appearance of the area.