

REPORT TO THE EASTERN AREA PLANNING COMMITTEE

Date of Meeting	5 th April 2012
Application Number	E/2012/0114/LBC
Site Address	8 High Street, Market Lavington, Devizes SN10 4AF
Proposal	Revised design of plot 3 (Amendment to E/10/0966/LBC)
Applicant	S J M Management Services Ltd.
Town/Parish Council	MARKET LAVINGTON
Grid Ref	401583 154172
Type of application	Full Planning
Case Officer	Rob Parker

Background

This application is the counterpart to E/2012/0113/FUL which is the previous item on this agenda. Both applications have been called to committee by the Division Member, Cllr Gamble, at the request of Market Lavington Parish Council.

1. Purpose of Report

The purpose of this report is to consider the recommendation that listed building consent be granted.

2. Report Summary

The sole issue to consider is whether the proposals would preserve the character of the listed building. When considering this issue Members should have regard to the fact that listed building consent has already been granted for a similar scheme and that consent is still extant. The committee debate should therefore focus upon the differences between the two schemes and whether the changes being proposed are acceptable in listed building terms.

3. Site Description & Planning History

The site description and planning history are as per the previous item on this agenda.

4. The Proposal

This application seeks a revised design for a new dwelling (plot 3) which will be formed through conversion of a curtilage listed outbuilding. Under the previously approved scheme the proposal was to create a 1 bedroom unit with a two bay car port at the end of the building nearest the former public house. The current proposal is to incorporate one of the car port bays into ground floor habitable accommodation, and to insert a first floor above to create an additional bedroom and study area. The remaining car port would be converted to a full garage with timber side hung doors. This is all achievable within the existing building envelope although a small timber extension is required to create the required length for a garage. Fenestration on the front (south-west) elevation would also be amended as part of the proposals and there would be two additional rooflights as part of this scheme, plus a new first floor window in each gable end to provide means of escape.

5. Planning Policy

Government policy contained in PPS5: 'Planning for the Historic Environment' is relevant to the consideration of this application. Publication of the National Planning Policy Framework is imminent and this may have superseded PPS5 by the date of the committee meeting.

6. Consultations

Market Lavington Parish Council's comments are reported under the previous item on this agenda. However, none of the parish council's comments relate specifically to listed building issues.

Wiltshire Council Conservation Officer – no objections.

7. Publicity

The application has been publicised via a site notice and advertisement in the local press. No representations have been received.

8. Planning Considerations

The principle of converting this curtilage listed outbuilding to a dwelling has already been established by the grant of listed building consent under reference E/10/0966/LBC. The main issue for consideration, therefore, is whether the changes being proposed are acceptable in terms of their impact upon the character of the listed building.

The Conservation Officer raises no objections to the proposals and the parish council does not appear to offer any objections to a grant of listed building consent. Its concerns relate principally to planning issues such as car parking and landscaping. It is not considered that the proposed amendments would cause material harm to historic fabric or the building's character and on this basis a grant of listed building consent is recommended.

9. Conclusion

It is not considered that the proposals would cause any harm to the character of the listed building. Control over the detail and quality of the scheme can be exercised using appropriately worded conditions.

RECOMMENDATION

That listed building consent be GRANTED for the following reason and subject to the conditions listed below:

Reason for Decision

The proposed works will not be detrimental to the character of the building.

- 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 No works shall commence on site until joinery details of all new windows and internal / external doors (including garage doors) have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

- 3 The new brickwork for infilling previous openings (where required) shall match the adjacent brickwork in terms of the size, colour and texture of the bricks.

REASON: In the interests of preserving the character and appearance of the listed

building and its setting.

- 4 No works shall commence on site until details of any external vents or extracts have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

- 5 All new roof lights shall be of the 'conservation' type with a single vertical glazing bar and mounted flush with the roof slope.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

- 6 All new rainwater goods shall be of cast metal construction and finished in black.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

- 7 This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

(a) Application Form, Design & Access Statement, Tree Statement and Drawing no. 828-01 received on 11th January 2012.

(b) Drawing nos. 828-02 Rev A & 828-03 Rev A received on 5th February 2012.

- 8 INFORMATIVE TO APPLICANT:

Your attention is also drawn to the conditions imposed on the planning permission reference E/2012/0113/FUL and dated 5th April 2012.

Appendices: None

Background Documents Used in the Preparation of this Report: Working file.