

Date of Meeting	3 September 2014
Application Number	14/05299/LBC
Site Address	9 Wicker Hill Trowbridge Wiltshire BA14 8JU
Proposal	Alterations to approved extension and proposed additional floor to form one bedroom flat
Applicant	Mr Peter Andrews
Town/Parish Council	TROWBRIDGE
Ward	TROWBRIDGE CENTRAL
Grid Ref	385427 158035
Type of application	Full Planning
Case Officer	Matthew Perks

Reason for the application being considered by Committee

This application is brought to Committee at the request of Councillor John Knight for consideration of the visual impact upon the surrounding area, the relationship to adjoining properties, and the design of the development.

1. Purpose of Report

To consider the above application and to recommend that Listed Building consent is granted.

2. Report Summary

This application is running in parallel with full planning application reference 14/05282/FUL for a total of four one-bedroom flats and related alterations.

The key issue is the impact of the proposed works in that application on the Listed Building.

Neighbour Responses: The owner of the adjacent property No.8 submitted objections.

Trowbridge Town Council – Welcomes the proposed improvement of the site but objects for reasons detailed in Section 7 below.

3. Site Description

The application site is a Grade II listed building located at 9 Wicker Hill. The property lies within the Trowbridge Town Centre Commercial Area, and within the Conservation Area. Records indicate that permission/consent were granted under Planning References 06/02834/LBC, 06/02837/FUL and W/10/02539/LBC for works including the conversion to three flats, one each to the ground, first and second floors. During the site visit it was noted that repair works are under way and some of the previously approved development has commenced, with scaffolding in place, but the building remains in relatively poor visual condition as it has been for a number of years.

4. Planning History

06/02837/FUL: Demolition of infill structures between two existing buildings and erection of new residential flats, stairs and entrance to extend the building :
Permission : 02.04.2007

06/02834/LBC: Demolition of infill structures between two existing buildings and erection of new residential flats, stairs and entrance to extend the building : Consent : 02.04.2007

W/10/02539/LBC: Removal of structurally unstable chimney breast to west party wall on ground and first floors and steel tie bar and plate to stabilise masonry : Consent : 04.10.2010

5. The Proposal

The proposal involves amendments to a previously approved scheme that was for a side extension to create three flats, incorporating a main entrance, bin store and stairs. The main revision to the previous scheme is an additional floor to provide one further flat within a new mansard structure, and the omission of a portion of the building that would have been situated above the neighbouring “vestibule. The overall result of the alterations would be to provide four one-bedroom flats (two benefitting from an additional study/box room). Whilst this would mean an increase in the number of dwellings on the site, the re-configuration actually results in a reduction of total bedroom spaces. An internal bin store would be located at ground floor level.

6. Planning Policy

West Wiltshire District Plan, 1st Alteration 2004

C28 : Alterations to Listed Buildings

Emerging Core Strategy

NPPF

7. Consultations

Trowbridge Town Council

Whilst the Town Council welcomes a proposal to significantly improve this site through the development of residential accommodation, the Council believes that the proposal does not satisfactorily resolve issues regarding the treatment of the gap between the proposed development and No. 8 Wicker Hill next door, including loss of light, party wall construction, access to fixtures and fittings and therefore results in loss of neighbour amenity.

8. Publicity

One neighbouring property owner raised objections on the following grounds:

- Incorrect declaration of ownership in original application 06/02837/FUL, which included emergency exit vestibule from No.8. Original applicant destroyed this vestibule and seriously damaged stonework.
- Work was commenced without Party Wall Agreement in place. Work stopped following legal intervention. Original plan ignored cellar ventilation ducts, storm water and waste pipes, air conditioning outlets, a boiler extraction flue, a kitchen window and the fine parapet. A stone window surround would be covered up and a Flying Freehold would also have been created. Not accepted;
- New plans show a narrow void next to end wall to No.8. Void needs to be large enough to provide access to end wall;
- Footings to new back wall may cause damage to deep cellar in No.8
- Original vestibule to No.8 contained a window and a door to give access with a right of way to aid repairs if needed. A door needs to be provided in the new vestibule. Vestibule also needs to be re-built to full current building regulations and the Civic Society stonework on the main street repaired.
- Object to the finish to the development being in lime wash rather than stone to match No.8 as well as other properties in The Parade.
- Design, giving a third flat and putting another storey on the building is not in-keeping with neighbouring properties, being uncharacteristic of Parade street scene.;
- Proposed design would cut in behind vestibule to No.8;
- No Party Wall agreement will be entered into that interferes with property or business therein;
- Subsequent to initial objection, issue arose with planks leaning near boiler flue and diverting fumes back into No.8. This confirms the need for access to boiler flue and gable end wall;
- After purchasing No.8, an offer was made to enable applicant to build over vestibule under previous plans which would have given a better street scene, provided Party Wall matters were addressed. Applicant did not pursue negotiations.

9. Planning Considerations

The Local Planning Authority has a statutory duty to pay special attention to the desirability of preserving the Listed Building and its setting or any features of special architectural or historic interest which it possesses when determining an application for listed building consent.

The key considerations for this application therefore relate to the impact on the Listed Building. The proposed works involve the lateral extension to the existing frontage of the building, with openings matching those to be retained, as before, with a new door and surround of traditional design. A section of frontage that extended above the neighbouring “vestibule” that was approved under the previously permitted scheme has been omitted from the current proposals. The mansard type roof with slate cladding set back behind the existing parapet would constitute a further alteration to the appearance of the building. New window frames to the front elevation would be painted timber. The finish to the street frontage would be lime wash.

Internally a new stairwell and alterations to internal walls are proposed. The previously approved scheme also involved the replacement of the old stairwell as well as a re-arrangement of the internal spaces, which would again be the case. The flat layouts are of a similar form to those previously approved, with rear-facing bedrooms looking into a light well behind the building. An open plan living room/kitchen would face onto the street frontage.

With regard to the impact on the Listed Building, the Conservation Officer was involved in pre-application discussions and raises no objection to the alterations to the building interior and the frontage, including the proposed mansard extension. The Officer welcomes the prospect of the building being brought back into functional use. There is also no objection to the proposed lime wash finish which was objected to by the neighbouring property owner. This building was previously painted, but the failed finishes have been removed. Whilst noting the objector comments on the mansard as a design consideration in particular, the Conservation Officer is of the view that this would not be out of place in the area. The objector has raised a number of other matters (see above) but these relate primarily to the full planning application considerations (or to matters of private treaty), and are discussed in the separate report on 14/05282/FUL.

Frontage treatments to buildings in the proximity of the site are varied. There is a set-back roof space with flat-topped dormers to the roof to No. 8 itself, seen when approaching the site on Fore Street from the east. Further east along Fore Street there are examples of dormers to pitched roofs, flat roofs, ornate gables and standard pitched roofs without dormers. The application site is at the point where Fore Street “turns the corner” and, in its current form, is not part of a uniform frontage. In the light of the Conservation Officer comments it is considered that the application should be supported from the heritage perspective, in particular where it would bring the Listed Building back into use.

Whilst noting the Trowbridge Town Council comments, these relate largely to the relationship to the neighbouring property in terms of loss of amenity and other

impacts rather than to Listed Building considerations. The issues identified by the Council are addressed in greater depth in the report on the full planning application.

The emerging Trowbridge Masterplan identifies Wicker Hill as an area for opportunity, including the enhancement of street frontages, whilst in the older Trowbridge Urban Design Framework SPG (Adopted November 2004) it is noted that: *“The built quality of certain frontages also needs improvement. This is particularly so along Silver Street and the western end of Wicker Hill. Improving the architectural and visual quality of the frontages may encourage users to take up some of the accommodation that is currently available. It would also improve the image of the town in existing areas where framework proposals do not affect it.”*

The proposals would have the positive consequences of the refurbishment and bringing the Listed Building back into a condition and active use likely to mean that it will be properly maintained. The street scene in this part of the Conservation Area would also be enhanced. The Conservation Officer is satisfied that the proposals are acceptable from the heritage perspective and welcomes the building being returned to use. It is therefore considered that the revised scheme would accord with Development Plan policy on alterations to Listed Buildings.

10. Conclusion

In the light of the above considerations, Consent is recommended.

RECOMMENDATION

Consent, subject to the following conditions:

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 additional fenestration shall match that approved under application reference 06/02834/LBC and be in accordance with the hereby approved drawing 702:P:14

REASON:

In the interests of the appearance of the Listed Building.

3. The development hereby permitted shall be carried out in complete accordance with the details shown on the submitted plans:

Location Plan 702:10 received on 27 May 2014

Plan 702:P:10 A received on 29 July 2014

Plan 702:S:10 received on 27 May 2014

Plan 702:P:11 A received on 29 July 2014

Plan 702:S:11 received on 27 May 2014
Plan 702:P:12 A received 29 July 2014
Plan 702:S:12 received on 27 May 2014
Plan 702:P:13 received on 27 May 2014
Plan 702:S:13 received on 27 May 2014
Plan 702:P:14 received on 27 May 2014
Plan 702:P:15 received on 27 May 2014
Plan 702:P:16 received on 27 May 2014
Plan 702:P:17 received 29 July 2014

REASON:

To ensure that the development is carried out in accordance with the approved plans that have been judged to be acceptable by the local planning authority.

Item 3 and Item 4 - 14/05282/FUL - 9 Wicker Hill Trowbridge

