

REPORT TO THE DEVELOPMENT CONTROL COMMITTEE Report No.

Date of Meeting	18th March 2009
Application Number	09.00325.LBC
Site Address	Marden House Centre, New Road, Calne
Proposal	Install secondary glazing to four first floor sash windows.
Applicant	Mrs J Rowell
Town/Parish Council	Calne
Grid Ref	399747 170844
Type of application	Listed Building Consent

Reason for the application being considered by Committee

This application has been submitted to the Committee for decision under the scheme of delegation in force after the 8th April 2002 because North Wiltshire District Council own the property that is the subject of this application.

Summary of Report

This application proposes to install secondary glazing to two first floor sash windows in the original part of the building.

The building is Listed Grade II. It also lies within the conservation area of the town and is adjacent to listed buildings, therefore the key points to consider are as follows:

- Implications on DC Core Policy C3, HE1 and HE4
- Affect of the works on the character and appearance of the listed building
- Design and scale of the development
- Impact on the Conservation Area

Officer Recommendation

Subject to the expiry of the consultation period

The Development Control Manager be authorised to GRANT Listed Building Consent

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Proposal and Site Description

Marden House Centre dates from the C18th and is a former canal building at the termination of the Wiltshire and Berkshire Canal, now used as a community centre. The central block, dating from c1830, is ashlar and the rest is coursed limestone rubble. The side wings have steeply pitched roofs covered by slate at the front and pantiles to the rear. There is a three window range to the central building, with large pane sash windows and margin lights, and similar but smaller windows to the side wings. To the right of the building is a long, low single storey 1980s extension with a pantile roof and rendered walls. The windows are modern timber framed single glazed sash windows stained brown and the render is painted a pale creamy yellow.

The interior of the principal building retains the panelled shutters to the windows and reveal to the door. The first floor was removed in 1914 and the roof timber trusses were replaced with metal to create a scout hall. The modern extension is plastered walls and has no distinguishing features. The proposals are to install secondary glazing to the first floor sash window of the left hand wing (when looking at the front elevation) and to the equivalent window on the rear elevation in order to reduce heat loss from the artistes' changing room and musicians' warm up room.

Planning History		
Application number	Proposal	Decision
08/02841.LBC	Installation of secondary glazing to all windows in the modern extension, add cavity wall insulation and replace heating and hot water boilers.	Permitted
09/00198/LBC	Installation of secondary glazing to four first floor windows	Permitted

Consultations

Town/Parish Council (Calne) comments are awaited (consultation expiry date 2.4.2009).

Representations

None (consultation expiry date 2.4.2009)

Planning Considerations

Principle of the works

The first floor windows do not have any shutters or decorative reveals so the installation of secondary glazing will not have a detrimental impact on any special architectural or historic features of the building. The proposals seek to reduce heat loss from the building by adding secondary glazing to the windows and this principle is supported.

Impact on the listed building

The proposed secondary glazing will have a minimum impact on the fabric of the building, can be designed so that the frames line up with the existing windows to reduce impact and the system is reversible.

Impact on Conservation Area

The proposed alterations to the building will not significantly alter the external appearance or character of the building and will not be harmful to the Calne Conservation Area.

Recommendation and Proposed Conditions/Informatives

Subject to the expiry of the consultation period

The Development Control Manager be authorised to GRANT Listed Building Consent

Reason for Decision

The proposed works preserve the special historic interest of the listed building in accordance with Section 16(2) of the Planning (Listed Building and Conservation Area) Act 1990 and policies C3, HE1 and HE4 of the North Wiltshire Local Plan 2011, because these works have minimum impact on the historic fabric and will be appropriately finished.

Appendices:	<ul style="list-style-type: none">• NONE.
Background Documents Used in the Preparation of this Report:	<ul style="list-style-type: none">• PPG 15• NWDC Local Plan 2011