

REPORT TO THE DEVELOPMENT CONTROL COMMITTEE Report No.

Date of Meeting	28 January 2009
Application Number	08.02841.LBC
Site Address	The Mill Race, Marden House Centre, New Road, Calne
Proposal	Install secondary glazing and add cavity wall insulation.
Applicant	Mrs J Rowell
Town/Parish Council	Calne
Grid Ref	399750 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.

As the application relates to a Council owned listed property the application will be referred to the Secretary of State for determination.

Summary of Report

These applications propose to make internal alterations to the modern part of this building. Internal works include the installation of secondary glazing to all the windows in the modern hall and the addition of cavity wall insulation to the modern hall.

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 of PPG15
- 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

Refer to the Secretary of State with an endorsement from the Committee

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Proposal and Site Description

The Mill Race at Marden House Centre is a late C20th single storey extension that was added to the original building to provide a community hall. The entire building is Listed Grade II.

The original building 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 windows and cavity wall insulation in order to reduce heat loss from hall.

Planning History		
None		

Consultations

Calne Town Council comments are awaited.

English Heritage comments are awaited.

Representations

None

Planning Considerations

Principle of the works

The element of the building that is the subject of this application is late twentieth century and has no valuable historic fabric or features. However, it is attached to the historic part of the building and is clearly visible when looking at the front elevation, so any alterations should not detract from the special interest of the building. The proposals seek to reduce heat loss from the building by adding secondary glazing to the windows and bonded carbon bead cavity wall insulation, 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. The cavity wall insulation will be added to non-historic walls and will not be visible when viewing the building from outside or within the hall.

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 on 5th February 2009 and no new issues being raised that the application is referred to the Secretary of State with an endorsement from the Council.

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 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">• 1.03• 6.03 (PPG15)