

Deadline:	20/04/2010		
Application Number:	S/2010/0260/LBC		
Site Address:	9-11 ST. NICHOLAS ROAD SALISBURY SP1 2SN		
Proposal:	PROPOSED RE-INSTATEMENT OF TWO MAISONETTES TO LOWER GROUND AND GROUND FLOOR INCLUDING THE INSTALLATION OF FLOOD RESISTANCE AND FLOOD RESILIENCE MEASURES		
Applicant/ Agent:	MR RICHARD GREENWOOD		
Parish:	SALISBURY CITY COUNCIL ST MAR/CATHEDRA		
Grid Reference:	414372 129071		
Type of Application:	LBC		
Conservation Area:	SALISBURY	LB Grade:	II
Case Officer:	Mrs B Jones	Contact Number:	01722 434388

Reason for the application being considered by Committee

Councillor Brady has requested that the accompanying planning application is determined by Committee due to:

- Environmental impact (flooding)

1. Purpose of Report

To consider the above application and the recommendation of the case officer to APPROVE listed building consent, subject to conditions.

2. Main Issues

The main issues to consider are :

Impact on heritage assets (the character of the listed building and Conservation Area, including adjacent listed buildings).

3. Site Description

The site is a Grade II listed, three storey town house situated adjacent to the river. The building is probably 18th century, and is built directly on top of the bastion to the Old Harnham Bridge, which is Grade I listed. The front entrance to the house is level with St Nicholas Road, and the basement area leads into a garden to the rear of the property, adjacent to the river. There are

further residential properties to the side and opposite the site. There is no parking for the property.

In the 19th century, Nos 9 and 11 were two separate houses with separate gardens. Approximately 15 years ago, the building was converted to subdivide the upper floor into 2 flats and the lower two floors to create a pair of separate maisonettes. In 1997, permission was granted to convert the two maisonettes into a five bed dwelling.

The site within the Conservation Area and in the Housing Policy Boundary. The site also lies within an Area of High Ecological Value, and adjacent to the River Avon SSSI in Flood Zone 3.

4. Planning History

S/1991/1604 L/B Application - Enlarging Existing Eastern Doorway To Form New French Windows AC

S/1997/883 Amalgamation of two units via 2no. new internal openings and complete redecoration AC

S/2009/1682 Convert A Four Bedroom Maisonette Into A Pair Of Two Bedroom Maisonettes, Withdrawn

S/2009/1683 Convert A Four Bedroom Maisonette Into A Pair Of Two Bedroom Maisonettes, Listed building application, Withdrawn

5. The Proposal

The applicant is seeking to create two 2 bedroom maisonettes from the existing 5 bedroom maisonette. The two existing 2 bed flats would be retained above. Removable flood barriers are proposed for the French windows and window reveals on the rear elevation. Other works would all be internal, and include flood resilience measures, the filling of two door openings made under the 1997 application. This will involve lathe batons and lime plaster, and in the basement, plasterboard with gypsum.

6. Planning Policy

The following policies are considered relevant to this proposal Including PPSs

CN3, CN5	Listed buildings
CN8, CN11	Conservation Areas
PPS5	Planning for the Historic Environment
	Creating Places SPG
	Flooding and Historic Buildings 2004, English Heritage

7. Consultations

Conservation – no objection

8. Publicity

The application was advertised by site notice, press notice and neighbour notification
Expiry date 1st April 2010. No comments received.

9. Planning Considerations

9.1 Impact on heritage assets (the character of the listed building and Conservation Area, including adjacent listed buildings).

PPS5 Policy HE7 states that in decision making relating to an application for listed building consent, LPAs should seek to identify and assess the particular significance of any element of the historic environment that may be affected by the relevant proposal (including by development affecting the setting of the heritage asset,) taking account of the evidence provided with the application and the heritage assets themselves. Heritage assets include listed buildings and Conservation Areas. LPAs should take account of the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, alignment and materials.

Policy HE9 states that there should be a presumption in favour of the conservation of designated heritage assets and the more significant the asset, the greater the presumption should be. Significance can be harmed by development in its setting. HE9 states that where the application will lead to substantial harm, LPAs should refuse unless it can be demonstrated that

- i) the substantial harm is necessary in order to deliver substantial public benefits that outweigh the harm.

Policy HE10 states that in considering proposals that affect the setting of a heritage asset and do not make a positive contribution, LPAs will need to weigh the harm against any benefits of the application. The greater the negative impact, the greater the benefits needed to justify approval.

Policy CN3 and CN5 of the Local Plan seek to ensure that development affecting listed buildings and their settings would not harm that character. New work must respect the character of the building in terms of scale, design and materials, and the historic form of the building must be retained.

Policy CN8 states that in Conservation Areas, only development that preserves or enhances the existing character of the area will be permitted, and special care will be taken to safeguard views into and out of the area (CN11).

PPS5 provides specific guidance on uses for listed buildings in respect of climate change. Policy HE1 states that LPAs should identify opportunities to adapt to the effects of climate change when making decisions relating to the modification of heritage assets (listed buildings) to secure sustainable development. Opportunities to adapt heritage assets include enhancing energy efficiency and improving resilience to the effects of a changing climate. Keeping heritage assets *in*

use avoids the consumption of building materials and generation of waste. Where conflict between climate change objectives and the conservation of heritage assets is unavoidable, the public benefits of mitigating the effects of climate change should be weighed against any harm to the significance of the heritage assets.

The Heritage Statement suggests that in the 19th century, Nos 9 and 11 were two separate houses with separate gardens, and the report suggests that the present internal arrangement of the large maisonette confuses the significance and historic context of the listed building. This provides a strong argument in favour of supporting the present application to reinstate the subdivision, in the interests of the historic layout of the listed building.

The proposed internal works are minor, and involve re-filling two entrances made under the 1997 approval. Externally, the two French doors and sitting room window reveals would be fitted with removable flood barriers. The Conservation officer has raised no objection to the proposals which would have no adverse impact on the character or setting of the listed building.

In respect of the front door, this requires approval, preferably by drawings, but officers would be happy to agree this by inspection as the intention is to use a reclaimed door. Unfortunately, specific drawings for the flood resistance measures have not been provided, and these have been requested. However, the use of the flood barriers is acceptable in principle.

10. Conclusion

The proposed development would not have any detrimental impact on heritage assets, including the character and setting of the listed building and Conservation Area, and adjacent listed buildings.

Recommendation:

It is recommended that this application is approved for the following reasons:

The proposed conversion of an existing listed building to provide two ground floor maisonettes with flood resistance measures would not have any detrimental impact on heritage assets, including the character and setting of the listed building and Conservation Area, and adjacent listed buildings. The development would therefore be in accordance with the guidance in PPS5, and policies CN3, CN5, CN8 and CN11 of the adopted Salisbury District Local Plan.

And 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. Notwithstanding the approved drawings, no works shall commence until details of the following matters have been submitted to and agreed in writing by the Local Planning Authority:

- a) the proposed front door for the property (fronting St Nicholas Road), and
- b) the proposed flood resilience measures to the lower ground floor French windows and window reveals to the sitting rooms

The development shall be implemented in accordance with the approved details, before the ground and lower ground floor maisonettes are occupied.

Reason: To preserve the character of the listed building

POLICY: CN3 and CN5, listed buildings.

3. The development hereby approved shall be in accordance with the following documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council.

NJH/0018 Sept 09

Existing Plans, Proposed Plans and Door elevations, received 23/2/10

Planning, Design and Access Statement, WGDP, Feb 2010

Construction Method Statement and Schedule of Works, Feb 2010

Independent wall lining solutions by Karma Acoustics

INFORMATIVE

The developer is advised that planning permission is required for the works approved in this listed building consent.

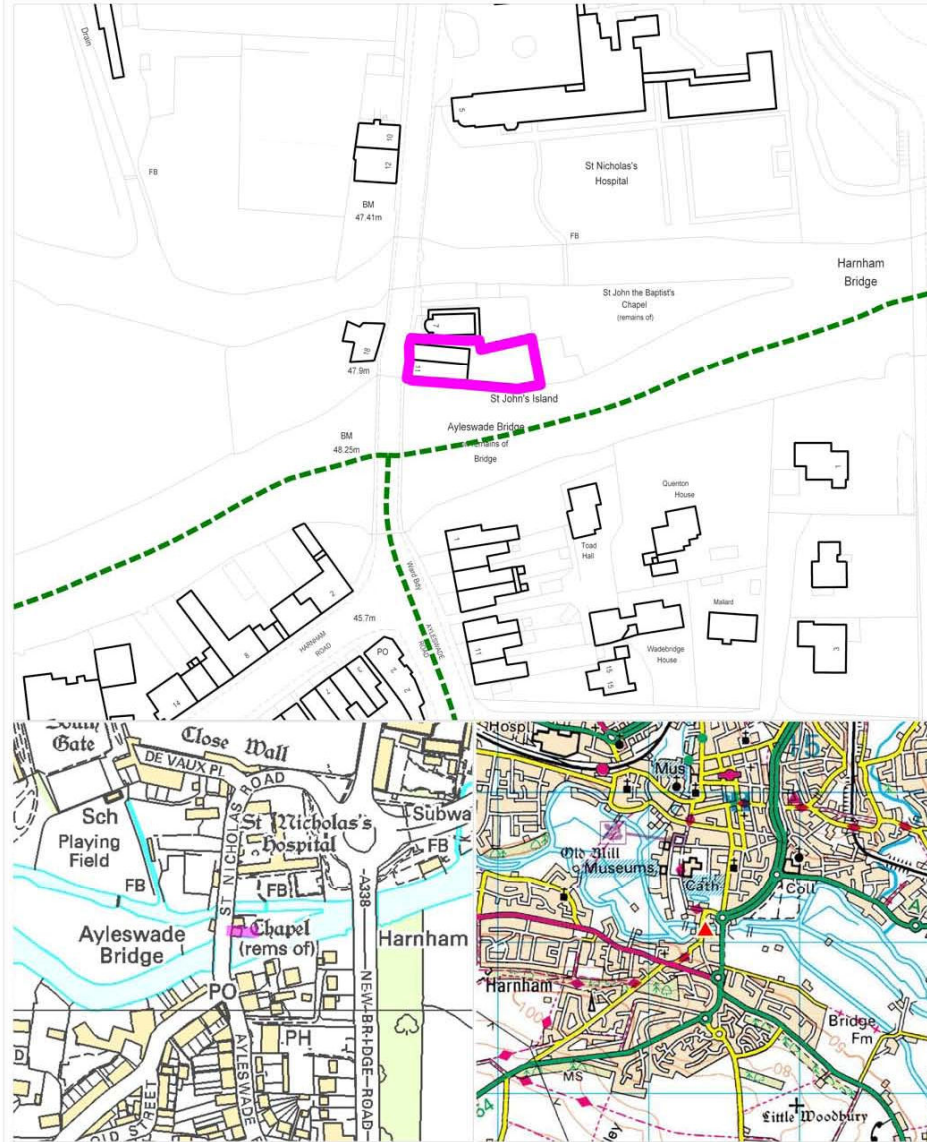
Appendices: NONE

Background Documents Used in the Preparation of this Report: NONE

PROPOSED RE-INSTATEMENT OF TWO MAISONNETTES TO LOWER GROUND AND GROUND FLOOR INCLUDING THE INSTALLATION OF FLOOD RESISTANT

S/2010/260

Site Visit:



9-11 ST. NICHOLAS ROAD SALISBURY



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