

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(1)	22/02269/LBC2 Hungerford Town Council	7 th December 2022 ¹	Fill in existing entrance to wing of flat. Put in entrance door where there was evidence of a previous door. 15 Bridge Street, Hungerford RG17 0EG Mrs Tania Hunwick

¹ Extension of time agreed until 20th January 2023

The application can be viewed on the Council's website at the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02269/LBC2>

Recommendation Summary: Approval

Ward Members: Councillor Dennis Benneyworth
Councillor James Cole
Councillor Claire Rowles

Reason for Committee Determination: Called in by Ward Member

Committee Site Visit: 12th January 2023

Contact Officer Details	
Name:	Sian Cutts
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1. Introduction

- 1.1 This application seeks retrospective listed building consent for the infilling of an existing entrance wing of a flat and put in an entrance door, where was evidence of a previous door. This work took place in 2005-2006.
- 1.2 The application site is a grade II listed building, dating to the 17th Century, with 18th Century additions. The building is currently a shop with flats above it, with a residential garden extend eastward in the plot. The building is situated close to the bridge of the River Kennet in Hungerford and is within the Hungerford Conservation Area.
- 1.3 The application is seeking listed building consent for the replacement doorway which has been inserted on the rear (east) elevation of the building.

2. Planning History

- 2.1 The table below outlines the relevant planning history of the application site.

Application	Proposal	Decision / Date
85/25063/LBC	Scheme 1 converting part of rear store into kitchen existing kitchen to showroom new staff toilet storeroom into office new rear entrance door openings scheme 2 converting store into office by opening up wall new staff toilet in store formation of door	Approved 14/11/1985
85/25062/ADD	Scheme 1 converting part of rear store into kitchen existing kitchen to showroom new staff toilet storeroom into office new rear entrance door openings scheme 2 converting store into office by opening up wall new staff toilet in store formation of door	Approved 14/11/1985
85/24680/ADD	Erection of extension to provide wc accommodation and insertion of 2 additional windows	Refused 18/09/1985
85/24679/LBC	Opening up showroom area by removing certain walls formation of new staff kitchen all on ground floor	Refused 18/09/1985
22/01939/CERTE	15 Bridge Street was originally divided into a flat and a shop. In 2006 a wing was separated in the flat to create a separate apartment.	Refused 31/10/2022
22/02946/CERTE	Certificate of Lawfulness for use of part first floor to flat.	Pending Consideration

3. Procedural Matters

- 3.1 Given the nature and scale of this development, it is not considered to fall within the description of any development listed in Schedule 2 of the Town and Country Planning

(Environmental Impact Assessment) Regulations 2017. As such, EIA screening is not required.

- 3.2 Site notice displayed on 10th November 2022 at the front of the building; the deadline for representations expired on 1st December 2022.
- 3.3 A public notice was displayed in the Newbury Weekly News on 27th October 2022; the deadline for representations expired on 10th November 2022.
- 3.4 Community Infrastructure Levy (CIL) is a levy charged on most new development to pay for new infrastructure required as a result of the new development. CIL will be charged on residential (C3 and C4) and retail (A1 - A5) development at a rate per square metre (based on Gross Internal Area) on new development of more than 100 square metres of net floorspace (including extensions) or when a new dwelling is created (even if it is less than 100 square metres).
- 3.5 Initial assessment, it appears that the CIL liability for this development will be nil. However, CIL liability will be formally confirmed by the CIL Charging Authority under separate cover following the grant of any permission. More information is available at www.westberks.gov.uk/cil.
- 3.6 This listed building consent application is made under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. In considering whether to grant listed building consent for any works the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

4. Consultation

Statutory and non-statutory consultation

- 4.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

Hungerford Town Council:	Object. There is inadequate information to make a decision. HTC believes a full set of up-to-date architectural drawn plans are required.
WBC Conservation:	No objections to the retention of the external rear door (which I note was are-installation of a former rear door), as the works have not harmed the special interest or significance of this Grade II listed building.
Historic Buildings and Places:	No response received

Public representations

- 4.2 No public representations have been received.

5. Planning Policy

5.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.

- Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).

5.2 The following material considerations are relevant to the consideration of this application:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

6. Appraisal

6.1 The main issue for consideration in this application is:

- The Impact on the Listed Building

Impact on the Listed Building

6.2 The Government's policy for the historic environment on deciding all such consents and permissions is set out in the National Planning Policy Framework (NPPF). The NPPF does not distinguish between the type of application being made. It is the significance of the heritage assets and the impact of the proposals that should determine the decision. Paragraph 199 of the NPPF says when considering the impact of a proposed development on the significance of a designated heritage asset (including conservation areas), great weight should be given to the asset's conservation. Consistent with the NPPF, Policy CS19 of the West Berkshire Core Strategy 2006-2026 states that particular regard will be given to the conservation and, where appropriate, enhancement of heritage assets and their setting. Consequently, the main issue is whether the proposal would preserve the special architectural and historical interest of the listed building and its setting.

6.3 The application is seeking the retention of alteration to the doorway, with the infilling of a doorway, and the new opening has been created where there has been evidence of the doorway in the past. The Conservation Officer has assessed the application on the basis of the information which has been provided within the application. It has been considered that the level of information which has been provided is commensurate with the scale of the development proposal, and accords with the guidance set out in paragraph 194 of the NPPF, and in this instance, given the scale of the proposal, it would not be proportionate to require further details as requested by Hungerford Town Council. The information provided is considered by officers to be sufficient to judge the impact of the works that have been carried out. The application has been accompanied by photographs and drawings of the building, showing the timber door within a timber door frame, and including relevant measurements. These along with a site visit are considered by officers as sufficient to assess the impact on the special architectural and historic interest of the building, and it is considered that the works have not caused harm to the special interest of significance of this building, and so preserve the special architectural and historic interest of the building and its setting.

7. Planning Balance and Conclusion

- 7.1 The alterations to the eastern elevation of the building have been carried out in manner which is not considered to be harmful to the special architectural and historic interest of the building and its setting. The works are considered to be in accordance with the policies set out within the NPPF and also accord with policies CS14 and CS19 of the West Berkshire Core Strategy, and so the works are recommended for approval.

8. Full Recommendation

- 8.1 To delegate to the Service Director of Development & Regulation to GRANT PLANNING PERMISSION subject to the conditions listed below.

Conditions

1.	<p>Approved plans The development hereby permitted shall be retained in accordance with the approved plans and documents listed below:</p> <p>Design and Access Statement received on 12th October 2022; Existing Elevation Drawing received on 12th October 2022; and Location Plan received on 15th September 2022.</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
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