

Application:	2020/0603/LBA	ITEM 1			
Proposal:	Alterations to listed building including, replacement windows, new cast iron rainwater goods to front elevation and internal renovation works				
Address:	11 - 13 High Street West Uppingham				
Applicant:	Baines Uppingham	Parish	Uppingham		
Agent:	S Shouler	Ward	Uppingham		
Reason for presenting to Committee:	Applicant is a Local Member				
Date of Committee:	1ST June 2021				

EXECUTIVE SUMMARY

This application seeks consent retrospectively for various alterations undertaken to a C18/C19, Grade II listed, two storey building within the Uppingham Conservation Area.

Due to the sensitive nature of the works that have been carried out and the use of appropriate materials, the works have not adversely impacted on the character or historic fabric of the listed building.

RECOMMENDATION

APPROVAL without conditions.

Site & Surroundings

1. This application concerns two buildings listed Grade II. They are Falcon Wines & Spirits (no 11) and The Rutland Bookshop 9 (no 13). Each building currently comprises a ground floor lock-up shop and a self-contained maisonette over.

Proposal

2. The works included within this application have already been carried out and the purpose of the submission is to regularise those works. The works included the replacement of rainwater goods on the front elevation with cast iron rainwater goods. The goods have been replaced piecemeal several times in the buildings' history and as far as the applicant can recall it was then a mixture of cast-iron, plastic and possibly galvanised pressed steel.
3. Two internal staircases have been replaced with ones in keeping with the original design. It is asserted that the removed staircases were not original and we have no evidence to suggest that this was not the case.
4. The window replacements are like for like wood window replacements in keeping with the original windows. It is only known from photographic records that the two first floor windows to the front elevation were in a poor condition and most probably beyond viable repair. The replacements to these and three windows at the rear are, so far as available evidence shows, a like-for-like replacements. The timber lintels have been retained and the windows sit, appropriately, directly on the stone cills.

5. In relation to the replacement external door, the door is in the, relatively modern, single storey extension at the rear. It is unlikely that the previous door was of any historic significance and the replacement installed is appropriate for the context.
6. Internal re-plastering has been carried out. Whether the building retained any lath/reed plaster is unknown. The applicant has stated there wasn't any and, the Council holds no evidence to the contrary. The applicant has explained that the re-plastering has been undertaken on a like for like basis.
7. Re-wring together with the fitting of a bathroom has been carried out and these works in principle are works which do not usually require Listed Building Consent. There is no evidence that there were formerly any bathroom/sanitary fittings of historic interest.

Relevant Planning History

Planning Guidance and Policy

National Planning Policy Framework (NPPF)

Section 16 - Conserving and enhancing the historic environment

Site Allocations and Policies DPD (2014)

SP20 - The Historic Environment

Core Strategy DPD (2011)

CS22 - The Historic and Cultural Environment

Neighbourhood Plan

Policy 8 - Design and Access

Officer Evaluation

Neighbourhood Plan

8. The works are considered to reinforce Uppingham's character and heritage in accordance with Policy 8- Design and Access of the Uppingham Neighbourhood Plan.

Heritage

9. The Local Planning Authority is required to ensure that special regard to preserving the Listed Buildings and their settings in relation to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act') requires that, in considering whether to grant planning permission for development which affects a listed building or its setting, special regard should be had to the desirability of preserving the building or its setting.
10. Furthermore, the importance of considering the impact of development on the significance of designated heritage assets is expressed in the National Planning

Policy Framework (NPPF 2019). The NPPF advises that development and alterations to designated assets and their settings can cause harm. These policies ensure the protection and enhancement of the historic buildings and environments. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance should be treated favourably.

11. In addition to this, Policies CS22 of the adopted Core Strategy and policy SP20 of the Site Allocations and Development Plan Document require that all new developments protect and where possible enhance the historic assets and their settings, maintain local distinctiveness and the character of identified features. The Conservation Officer has been consulted, taking in account the submitted drawings, Design and Access Statement and all supporting information, and has no objections.
12. It is considered that the development will preserve the character, setting and appearance of the building in accordance with the requirements of section 16 of the NPPF (Feb 2019) and relevant policies of the Local Plan.
13. Due to the sensitive nature of the works that have been carried out and the use of appropriate materials, the works have not impacted adversely on the character or historic fabric of the listed building in accordance with Section 16 of the NPPF (2019), Policy CS22 of the Rutland Core Strategy (2011), Policy SP20 of the Site Allocations and Policies Development Plan Document (2014) and Policy 8 - Design and Access of the Uppingham Neighbourhood Plan.

Consultations

14. Conservation Officer: Does not wish to object to the proposals which, on the basis of the information available, have not harmed the historic significance of the building or its setting
15. Uppingham Town Council: Unanimously agreed to recommend application 2020/0603/LBA for approval, subject to advice from the Conservation Officer.

Neighbour Representations

16. No neighbour representations received.

Crime and Disorder

17. It is considered that the proposal would not result in any significant crime and disorder implications.

Human Rights Implications

18. Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation.

Conclusion

19. Due to the sensitive nature of the works that have been carried out and the use of appropriate materials, it has resulted in a development which is considered to

assimilate with the existing building whilst not impacting on its historic fabric.

20. Taking the above into account, it is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Section 16), Policy CS22 of the Rutland Core Strategy (2011), Policy SP20 of the Site Allocations and Policies Development Plan Document (2014) and Policy 8- Design and Access of the Uppingham Neighbourhood Plan.