HERITAGE, DESIGN AND ACCESS STATEMENT FOR PROPOSED ALTERATIONS TO THE REAR OF THE ***************

INTRODUCTION

1. This heritage, design and access statement has been prepared in support of an application for permission to change the rear portion of *********, both its interior and exterior, and to refurbish elements of the entire building. The property is a Grade II listed building that lies towards the southern end of the **** Conservation Area – see Figure A-1 and Figure A-2 in Annex A. It is a semi-detached dwelling with 39 ***.

2. Guidance for heritage, design and access statements emphasises the need for the documents to be appropriate in length. The nature of the property, which encompasses a number of distinct elements with different features, and the extent of the proposed works have driven the length of this document.

HERITAGE

CONTEXT

3. Historical Context. A review of documented histories of ***[1, 2, 3] reveals little of significance about the southern end of *** although Pinches notes the building of a Catholic chapel in 1902 (rebuilt in 1926) on the adjacent site of *** Mews, the chapel remaining until 1976. The house itself was sold to the Catholic Church in Apr 1926 and sold by the Catholic Church in Dec 1978. A search of the area for 250m around the property using the Heritage Gateway website and the PastScape website did not provide any further information about the property or the listing.

4. Aesthetic Context. The front of the property forms part of a street scene based on a line of properties: *** inclusive share common features of design, presented on to the street, in terms of brick, slate roofs, windows and window framing. The group of properties in turn is set in a longer run of properties of a similar era. Away from The , to the rear of the property, the picture is more mixed. The property is adjacent to Mews, a development of three chalet-style red brick properties built in the late 20th century. Also to the rear of *** South Parade, there is a property of even more recent build. The rear aspect of **** sees a variety of window styles, in no way related to the front aspect. The rear wall of one of the properties is rendered in a pale orange pebble dash.

5. Communal Context. *** values the look of the properties within the Conservation Area. It contributes to the sense of the town as a historic / well-established market town and makes it attractive to tourists. The front of *** makes a positive contribution to that appearance.

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1 "** Past and Present", Ruth Smith, The History Press, 2008
2 "** a market town and its Tudor heritage", Sylvia Pinches, Phillimore, 2009
3 "** a Medieval Borough", Joe Hillaby, Logaston Press, 2005

THE PROPERTY

6. History and Development. The main part of the property, which faces on to The , is believed to have been built in the late 18th century / early 19th century. The property has been extended on a number of occasions, originally in the 19th century and then in the 1970s. Records for the more recent developments are limited; however, District Council received an application for the "Enlargement and creation of reception hall. Conversion to comply with Building Regs. 1976 on kitchen and bathroom." on 28 Mar 1979 and in 1986 planning consent was given for "internal alterations" (Plan no /86) and listed building consent was given for "external alterations to windows and doors on west elevation, internal alterations incorporating partial demolition of existing wall to form larger lounge" (application no MH /86).

7. External Features. The description of the listing[4] (Grade II GV for 39/40 together) sets the dwelling in the context of ** and notes the features of interest as "Early C19. Red brick. Slate hipped roof. 2 storeys. 5 windows. Sashes with glazing bars and margin panes, and voussoired lintels with keyblock." The property consists of a front element that has been extended to the rear on three separate occasions. Work over time has been sensitive only to the front of the property. Whilst some of the windows away from the front are sash, they are comparatively modern with aluminium runners and thick glazing bars. One of the extension works uses bricks that are markedly different from the older bricks. Cement render has been used on northern elevation (wall in the garden of **) and parts of the western elevation. The roof of the rear elevation is a mix of slated low-profile hipped roof and tar-papered mono pitch.

8. Interior Features. The front of the property rests over a cellar. The cellar exposes a number of features of interest: the first metre of the walls up from the floor consists of stones held in place by (failing) lime mortar with the brick walls resting upon the stone walls. There is evidence of a door into the cellar in 39 ***, although this has been closed up using concrete blocks. The living area of the property has been modified over time – leaving little of heritage interest remaining. The staircase appears to have been replaced comparatively recently, which involved cutting through the main internal wall in the oldest part of the house. A dining hatch has been put in between the current kitchen and the front room. The current kitchen has been created at the expense of a kitchen previously in the rear of the property. The upper rear part of the house has been remodelled: it consists of stud partition walls with rock wool behind the plasterboard. Most fireplaces have been bricked up, with the exception of the fireplace in the front room. The fireplace in the current lounge is a coal-effect gas fire from the mid-1980s. There are some older doors. There is a brick lined well in the rear of the property. It is approximately 9m deep, containing some 7m depth of water with a water level approx. 1m below the cellar floor.

[4] http://lbonline.english-heritage.org.uk/BuildingDetailsForm.aspx?id=&search=y

9. Pictorial Review. Annex B to this document provides three photo montages: street scene, photographs of the rear of the property and photographs of the interior.

ASSESSMENT OF HERITAGE SIGNIFICANCE

10. Whilst 40 *** is a heritage asset, the extent of the fabric that contributes to its heritage significance is essentially limited to the features that contribute to the frontage of *** and in turn contribute to the sense of place that sets *** as a historic market town. There are some internal features, particularly some of the doors and the stone work in the cellar, that are worthy of preservation.

DESIGN PROPOSALS

11. The aim of the proposed work is to develop the property to improve its appearance, its utility and flexibility, its thermal performance and reduce its carbon footprint. The overall approach aims to improve the contribution the property makes to its setting without degrading its significance. Those older features which contribute to the significance, particularly the windows to the front, will be subject to sympathetic repair / refurbishment. The choice of materials will be in keeping with those used in adjacent properties. Work done to the rear of the property will clearly distinguish itself from the older parts of the building towards the front and will aim to mitigate some of the impact on the property's setting and significance caused by previous work. Work done to the rear of property will take account of both Part L of the Building Regulations and English Heritage's guidance on those regulations, including the need to ensure that work done to improve thermal performance remains technical compatible with the existing structure.

a. In doing the work, *where appropriate*, materials such as lime render will be used instead of cement render, exterior plastic paints will be replaced with linseed and dyed pigments and lime mortar will be used where joints are raked out. UPVC rainwater furniture will be replaced with something more appropriate. Older roof slates and older brickwork will be preserved: slates will be reused and the removal of older bricks will be limited (as described later in this document).

b. Work will aim to hide the less attractive brickwork to the rear property. Use of appropriately coloured render to the rear will preserve the setting of the rear of the property in the context of surrounding properties.

c. The windows on the front elevation will be repaired, which will enhance the contribution that the property makes to the street scene.

d. The roof to the rear of the property will be replaced, providing more space and removing the current roof, which detracts from the overall appearance of the property. The ridge of the replacement roof will lie below that of the roof to the front, preserving the look of the street scene. The use of slate to the rear allow the roof to better follow the character of the significant part of the building compared to the current tar paper roof.

e. The use of exposed wood and modern windows and glass panelling to the rear of the property will set the rear apart from the front. Leaving older brick exposed at the rear and reusing reclaimed slates from the rear roof will serve to link the newly refurbished elements to the older elements without creating an affected imitation of the old.

f. Refurbishing the heating system to provide a modern gas boiler together with modern heating controls, introducing wood burning stoves and internal insulation using sheep's wool will reduce the property's carbon footprint without prejudicing the ability of the property to sustain its current approach to vapour exchange. Refurbishing older windows and doors, including the introduction of shutters will make a further positive contribution to lowering the carbon footprint.

12. Annex C provides a detailed overview of the work proposed. The great variation in the features of the outside of the property (in particular) leads to a requirement to provide a highly itemised list of proposals in this statement and it is for that reason, they have been moved to a separate annex.

INVOLVEMENT / CONSULTATION / POLICY

13. On 19 Jan 10, the property was visited by , one of the shire conservation officers. Four issues were discussed and suggestions made. The key issues were the requirement to remove the UPVC window from the rear of the house and the suggestion that black cast aluminium be used to replace the existing rainwater furniture.

14. On 29 Oct 10, the property was visited by Mr , one of the conservation officers. He noted that the proposed scheme would tidy up an unattractive roof line and that the proposed enclosure on the southern elevation would not be intrusive. He made a number of recommendations with respect to details of the design, particularly that all of the new / refurbished brickwork should be rendered.

15. Architectural design work has been carried out by B.A (Hons) Dip. Arch. P.G. Cert. Conservation R.I.B.A. He gained his post graduate qualification in building conservation from the Birmingham School of Architecture.

16. Advice has also been sought from building company[5]

17. Neighbours at *** Mews have been consulted.

18. Annex D includes a review of the proposals against the most recent *** Town Plan.

AMOUNT

[5] http://www.*****

19. The proposal is for the replacement of the roofs on the rear of the property. The current roof has a complex shape, illustrated in Figure 1. Current Roof GeometryFigure 1and made clearer in the photographs at Figure B-19 – Figure B-21. The area shaded in grey is the mono-pitch part of the roof. The removal of this roof removes 22.14 m^3 from the building. The replacement has a volume of 58.7 m^3 including the scalloping of the new roof into the existing roof.

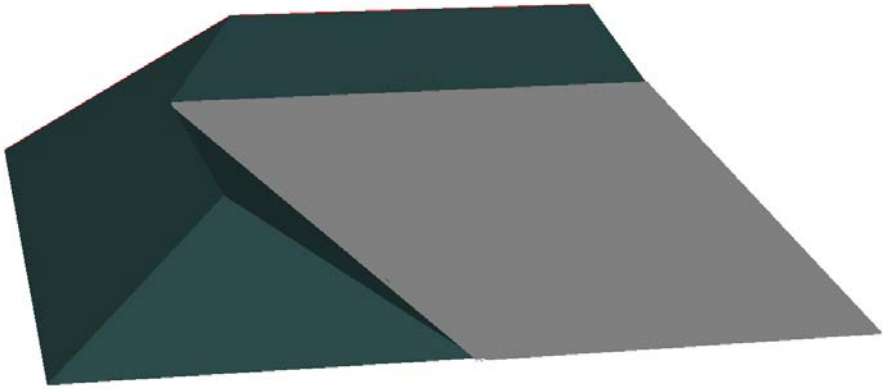


Figure 1. Current Roof Geometry

LAYOUT

20. There is no change to the current layout of the site.

SCALE

21. The proposed replacement roof lies entirely below the ridge line of the roof at the front of the property: the front aspect of the group of houses that is described in the listing and which comprises the heritage asset is preserved. The height of the roof, 2.2m above the floor level, has been chosen to provide a useful, useable floor area in the space it will enclose whilst not climbing to disrupt the line of the roof on the front of the building.

LANDSCAPING

22. The space is entirely private. To the rear of the property there is a small lawn surrounded by a bed with a variety of plants that provide a display from late March through until September. These will be maintained. The lawn, also to the rear of the property will be re-laid.

APPEARANCE

23. The refurbishment of doors and windows in the front part of the property will help sustain the appearance of the heritage asset: the existing colour scheme will be retained. The replacement of the roof on the rear part of the house will remove the appearance of the rear portion as a large lean-to.

ACCESS

24. Access requirements are set out in Part M of Building Regulations, "Access to and use of Buildings". Including the cellar, there are seven vertical levels in the property. The applicability of Part M is limited: there is no intended change of use and whilst the general principle is that nothing should be made worse, some practical improvements will be effected as follows:

a. The works for which permission is sought will create a common floor level on the ground floor at the rear of the property. That common level will include the entrance lobby, kitchen, utility area and external patio.

b. New electrical socket and new electrical switch installations (as opposed to replacements in place for existing fittings) will comply with the guidance in Part M.

ANNEX A TO

****

DATED 27 MAR 11

GEOGRAPHICAL CONTEXT

Figure A-1 and Figure A-2 show the location of the property within the Conservation Area. The shaded box in Figure A-1 is presented in more detail in Figure A-2.

Figure A-1. Location of ****



(Location plans removed)

Figure A-2. Location of *****

ANNEX B TO

****

DATED 27 MAR 11

PHOTOGRAPHS AND ILLUSTRATIONS

Street Scene –

Figure B-1 – Figure B-8 show the front of ***** as seen approaching from the South and then looking from the North. The rear of ****** can be seen from the far pavement for a distance of approximately 50m through the opening to Mews. Looking South (Figure B-6 – Figure B-8), the rear of ***** is not easy to see when looking South.



Figure B-1



Figure B-2



Figure B-3



Figure B-4



Figure B-5



Figure B-6



Figure B-7



Figure B-8

Figure B-9 – an enlarged version of Figure B-8 – has a blue shaded area (highlighted by the blue ellipse) that identifies the rear of *** looking South. Very little is visible. What can be seen is screened by the tree in the foreground.



Figure B-9

– Exterior

Figure B-10 – Figure B-18 show the exterior of ****. Figure B-10 shows a view of the rear of the property seen from **** across the garden of Gloucester House. Figure B-11 shows many of the features referred to in the listing. Figure B-12 is a view of the northern elevation of the rear of the property seen from South Parade. The cement render can be seen blistering (just above the garden wall) along with the cement flashing on the join with the main house and also the bathroom window (high under the roof).



Figure B-10



Figure B-11



Figure B-12



Figure B-13



Figure B-14



Figure B-15



Figure B-16



Figure B-17



Figure B-18

Figure B-13, shows the break in the render suggesting that the bathroom window was once much larger. Figure B-14 shows the rear aspect of the property. The brick-coloured rendering is blistering. The more modern brickwork is unevenly spaced. The rear extension is flat-roofed. The wooden door consists of a

single ply base under a single-glazed pane of glass – security is poor. Figure B-15 shows the southern elevation. The mono-pitched tar paper roof line is clearly visible. Figure B-16 shows the change in brick styles between the older part of the building (right side) and the newer part (left side). Figure B-17 shows the view along the southern elevation, illustrating how steeply the cellar is sunk below the level of the garden. Figure B-18 shows the entrance to the cellar: the previously installed handle mounted on the wall improves access. Figure B-19 – Figure B-21 show how the mono-pitched tar-papered roof has been cut into the older pitched roof on the rear extension.



Figure B-19



Figure B-20



Figure B-21

Whilst the front of the house demonstrates a number of features of heritage interest, there is little of merit in the rear extension.

Interior

Figure B-22 – Figure B-28 illustrate the mix of features within ****.

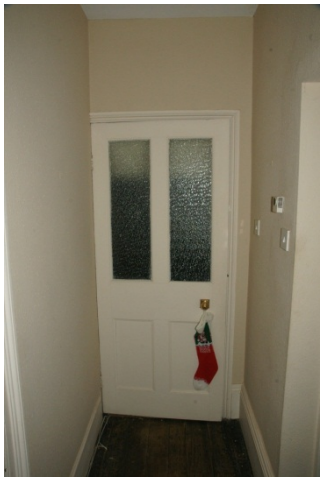


Figure B-22



Figure B-23



Figure B-24



Figure B-25



Figure B-26



Figure B-27



Figure B-28

There are a number of older doors (Figure B-22 – Figure B-24), which would be preserved. However, there are other features of lesser heritage significance. The staircase (Figure B-25) is comparatively recent both in its materials and in its positioning: it breaches the interior wall next to the chimney in the front room, which would not have been the original position. Figure B-26 and Figure B-27 show one of the windows onto the south elevation in Bedroom 2. The aluminium runner can be seen clearly and the width and form of the glazing bars also illustrate that these windows are recent insertions, not of the same era as the windows at the front of the house. Both windows in Bedroom 2 and also in the kitchen are of this style. Figure B-28 shows the coal-effect gas fire installed in the rear of the property.

ANNEX C TO

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DATED 27 MAR 11

DETAILED PROPOSAL

1. The aim of the proposed work is to develop the property to improve its appearance, its utility and flexibility, its thermal performance and reduce its carbon footprint.

APPEARANCE

2. Exterior. The refurbishment of the windows and doors at the front of the property will improve the appearance of the property in the setting of ***. The new roofs at the rear will replace the current roofs with something more in keeping – slate tiles will be used: any tiles that can be reclaimed from the existing rear roof will be used in roofing the extension on the southern elevation and the rearmost extension. The ridge of the new roof over the main part of the rear of the property will lie below the ridge of the front part – the front aspect will remain undisturbed. The enclosure of the ground floor of the rear southern elevation and the replacement of the French windows will conceal significant parts of the 1970s brickwork, which is not in keeping with the older brickwork and is not mortared in an attractive fashion. The remainder of this section provides a more detailed discussion of the approach to the exterior.

a. Windows / glass.

i. Eastern Elevation. The windows and frames will be refurbished. The current white colour will be kept. The windows will be refreshed by use of linseed and then a white pigment.

ii. Southern Elevation. By reference to Figure C-1 (provided for illustration and to inform the discussion that follows):

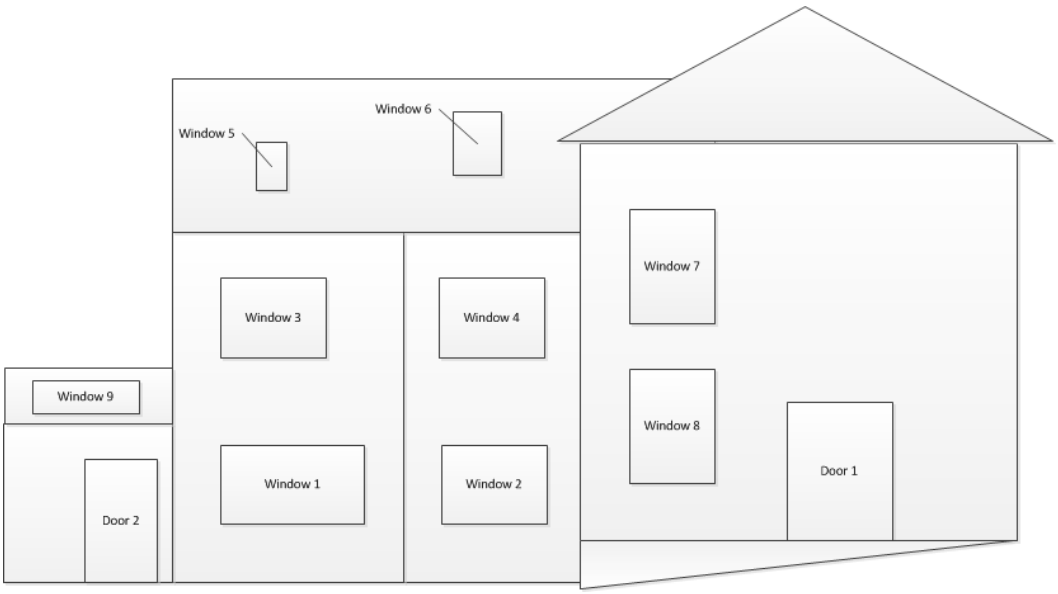


Figure C-1

(1) Window 1, Window 2, Window 3 and Window 4: The windows will be refurbished, including the use of primary double glazing in frames with glazing bars of the same width as currently. The windows are contemporary with the most recent extension. Window 3, which is UPVC will be replaced with a window in keeping with the other three

(2) Window 5 and Window 6: Conservation skylights will be inserted into the roof. The differing sizes and positioning give an appearance of organic development: this effect has been used previously[6] in putting skylights into listed buildings. The skylights have been inserted because the glass on the western elevation under the eaves of the new roof is expected to have to be frosted in order to address issues related to overlooking some of the other properties and some clear glass is desirable in such a large room. Building Regulations require a fire escape window from the second floor that will have been created by the remodelling of the roof. Window 6 would meet that requirement.

[6] http://www.therooflightcompany.co.uk/. The company cites case studies

(3) Window 7 and Window 8: Although these are not old windows (see Figure B-26 and Figure B-27), they will be refurbished in a similar manner to the windows on the eastern elevation of the house. The sills for these windows have been previously repaired with filler. The wood and the filler are decaying and the sills will need to be restored.

(4) Windows 9: A conservation skylight will be inserted into the roof.

iii. Western Elevation. By reference to Figure C-2 (provided for illustration and to inform the discussion that follows):

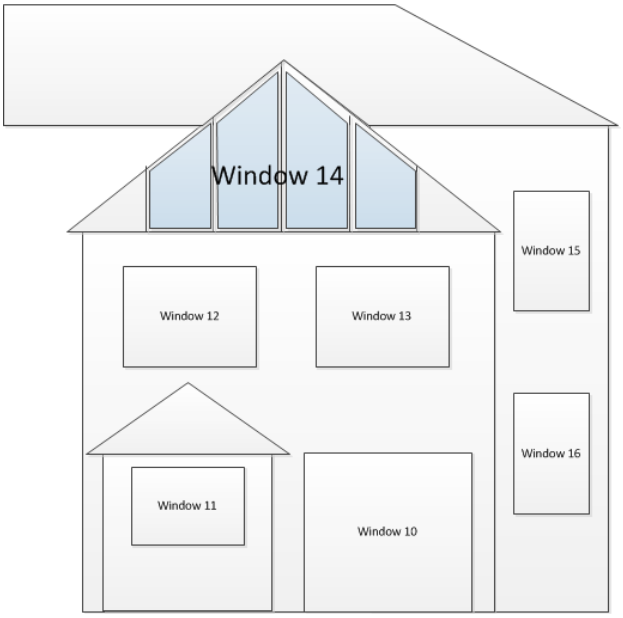


Figure C-2

(5) Window 10: The current French windows will be replaced with bi-folding French windows. The current 4-foot width will be extended to 8 feet. The windows will be oak framed[7].

(6) Window 11: A single pane window in the same oak frame style as Window 10.

(7) Window 12 and Window 13: Twin pane windows in the same oak frame style as Window 10.

(8) Window 14: Fixed glass panes in the same oak frame style as Window 10.

[7] http://www.seeewindowsanddoors.co.uk

(9) Window 15 and Window 16: Although these are not old windows (see Figure B-26 and Figure B-27), they will be refurbished in a similar manner to the windows on the eastern elevation of the house. The sills for these windows have been previously repaired with filler. The wood and the filler are decaying and the sills will need to be restored.

iv. Northern Elevation. By reference to Figure C-3 (provided for illustration and to inform the discussion that follows):

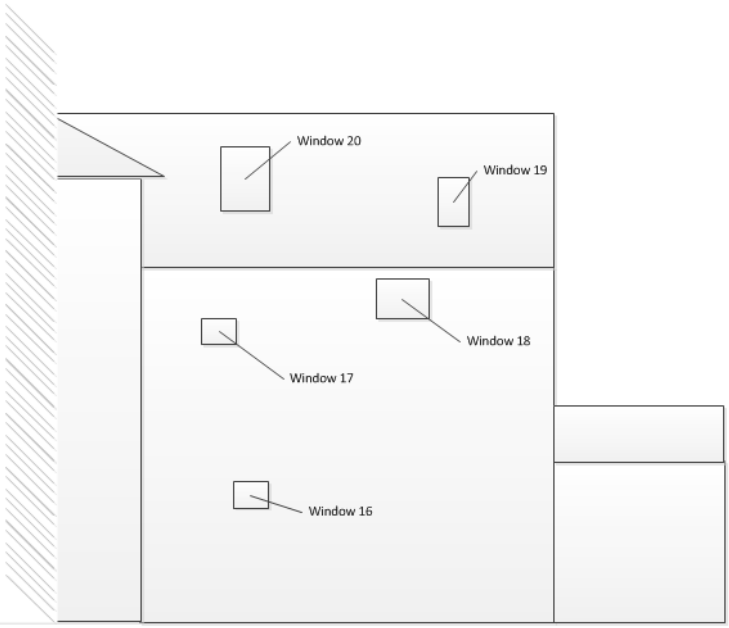


Figure C-3

(1) Window 16 and Window 17: Remain unchanged.

(2) Window 18: Window 18 will be replaced with a single-pane, primary double-glazed oak window. The existing window is of no heritage significance and lacks any aesthetic appeal (Figure B-13).

(3) Window 19 and Window 20: Conservation skylights will be inserted into the roof. The differing sizes and positioning give an appearance of organic development: this effect has been used previously in putting skylights into listed buildings. The skylights have been inserted because the glass on the western elevation under the eaves of the new roof is expected to have to be frosted in order to address issues related to overlooking some of the other properties and some clear glass is desirable in such a large room.

b. Doors.

ii. The door that fronts on to **** will be repainted using the same method as for the windows. The existing colour will be preserved.

iii. The existing door on the southern elevation, Door 1 in Figure C-1, will be refurbished to reduce drafts – the door is a poor fit for the frame – and will be repainted using the same method as for the windows. The existing colour will be preserved.

iv. A new door will be fitted in the western most extension, Door 2 in Figure C-1. The door will have a large glass panel and an oak frame in keeping with the windows in the western elevation.

c. Roofing. Roofs will be done using reclaimed Welsh slate.

d. Rainwater Furniture. The existing UPVC rainwater furniture will be replaced by cast aluminium rainwater furniture in black. This approach was suggested during a pre-purchase visit to the property by Mr ** Conservation Department, on 19 Jan 10.

e. Brickwork and Rendering. There is no change planned for the front part of the house. The northern and western elevations will be rendered using a lime render as a replacement for the existing cement render. The colour will be the same pale yellow colour in use on the northern elevation, which is in common use in the immediate area. The chimney stack to the rear of the property will be repointed using lime mortar as a replacement for the current cement mortar.

Interior

3. Woodchip wallpaper will be removed. Walls will be finished in plaster and paint. Where the wooden floors are of sufficient quality, they will be sanded, treated and left exposed. The doors and door frames for the internal passage through the ground floor of the property will be preserved as will the doors and door frames for Bedroom 1 and Bedroom 2. The space created by the introduction of the internal insulation will be exploited to craft reveals around the windows in the front section of the house. The reveals will be used to house shutters.

UTILITY AND FLEXIBILITY

4. Improvements in utility and flexibility will be achieved by:

a. Replacing the current rear roof with a gabled-end pitched roof and by enclosing the rear southern elevation. Figure C-1and Figure C-2 illustrate the changes (the figures are not a substitute for the required drawings, which are included elsewhere in the overall application). The rear roof will provide additional room space. Initially, this will provide a study / home office, providing a space for home working. The location of services, primarily in the north-western corner of the house

means that this room could later be fitted with an ensuite bathroom and be used as an additional bedroom.

b. The bathrooms will be refurbished; as part of that refurbishment some interior stud partition walls will be repositioned and the bathroom window will be moved.

c. The kitchen will be returned to the room at the back of the house and the current kitchen will be restored to a reception room: the hatchway linking the current kitchen to the front reception room will be closed up.

d. The property will be rewired.

e. There is an internal well. Subject to an assessment of water quality, water from the well may be used to provide flushing for toilets and for watering the garden. Provision will be made for reuse of grey water from showers, baths and washing machines.

f. The stonework in the cellar will be repointed in order to ensure the long term stability of the stonework walls. Similarly, the main beams, which are decaying at the end facing ***, will be re-engineered in order to stabilise them and their support to the ground floor. That part of the cellar that is simply walled with dry earth will have a supporting wall put in place, using brick in keeping with the building.

g. Under the cover of the current staircase from the first floor to the ground floor, a stair case will be provided to allow access to the cellar from the interior of the property.

Thermal Performance and Carbon Footprint

5. The following measures will be put in place to improve the thermal performance and reduce the carbon footprint of the property. The approach proposed exploits benefits from some of the structural changes that are proposed and uses other measures that have a low carbon / sound environmental basis.

a. The replacement of the current roofs at the rear with a modern structure will reduce the heat loss from the rear part of the house.

b. The two main entrances to the property are via a door straight into the front room of the house and via French windows into the main rear room of the house; there is a significant air mass exchange as people enter and leave. The remodelling of the rear of the property will create an appropriate main entrance hall that will limit the air mass exchange.

c. The windows and external doors in the front part of the property will be refurbished to reduce drafts. Shutters will be provided.

d. The windows on the first floor in the southern elevation of rear part of the property, together with the window to the shower room will be replaced with double-glazed windows.

e. At the rear of the property (western elevation), the French windows will be replaced with a wider opening. The very rear, single-ply doorway will be closed up and replaced with a double-glazed window.

f. The rearmost extension and the downstairs toilet have no radiators. That extension will be insulated and the heating run will be extended to add radiators to those rooms.

g. The heating system will be upgraded. The current gas boiler is ca 30 years old: it will be replaced with a more efficient boiler.

h. The gas fire in the rear reception room will be replaced with a wood burning stove with a boiler.

i. A vented heat store will be installed. The vented heat store will allow the most effective exploitation of the heat sources.

j. Heating runs and controls will be provided to allow the property to be heated in a set of thermal zones.

k. Walls will be dry-lined: sheep's wool insulation will be used. Sheep's wool is an effective insulation material: it has the additional benefit of being hygroscopic and therefore will not disrupt the damp-handling characteristics of the structure.

ANNEX D TO

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DATED 27 MAR 11

PROPOSAL AND POLICY

1. The most recent Town Plan8 has been consulted in order to test the proposals in this application against the relevant objectives from that plan. Three sets of the objectives were considered to be possibly relevant, those relating to "Pattern of Development", "Housing" and "Conservation Area". Consideration of the objectives for "Pattern of Development" suggests that not all are relevant (but all are included for completeness). Consideration of the objectives for "Housing" suggests none are relevant to changes to be made to existing property: they are all omitted. The relevant objectives and the responding features of the proposal are listed in Table 1 below.

Ser No	**Objective**	**Response**
Objectives Relating to "Pattern of Development"		
1	Any new development should, as far as possible, preserve the character of the area in which it is built, in terms of size, height, design and materials	Whilst the proposal is not for new development, the approach proposed is sensitive to the area. • The height for the proposed new roof line lies below that of the front of the property. • The use of slate, including slates reclaimed from the existing roof is in keeping with the character of the building itself and its contemporary neighbours. • The use of render is in keeping with existing cladding materials used by nearby properties.
2	's remaining open spaces should be preserved	No impact on existing open spaces.

[8] http://www..com/documents/Parish_Plan_final_print_version_1_(2).pdf

Ser No	Objective	Response
3	Development should not obtrude on the distinctive views of from the roads into the town, from the hills and from the open countryside and from the town itself, with its backdrop of hills	No impact.
4	Where development has left sufficient space between buildings to create an open, green effect, this character should be preserved	No impact. The proposal is confined to changes within the existing curtilage of 40 ***.
5	Care should be taken to avoid light pollution.	No impact.
Objectives Relating to "Conservation Area"		
6	To identify a balance between the requirements of conservation and the demands of development	The development makes a number of improvements to the house, addressing a number of issues related to thermal performance and adding to the utility of the property. The approach takes account of and preserves those elements of the property that have heritage significance. The proposal has been discussed with a Conservation Officer, who did not object to the proposal.
7	To preserve and protect the Conservation Area, including the natural environment.	The refurbishment work to the front of the property will enhance the appearance of the property and enhance its setting. The existing landscaping within the property will be preserved.
8	To ensure that new development is sensitive and compatible with the historic fabric of the town	Attention has been paid to the choice of materials for the new work and to the choice of colours.
9	To protect listed buildings from demolition or unsympathetic works	The roof to the rear of the building will be removed. The replacement roof will provide a structure that is better integrated with the rest of the property. The work removes the particularly unsympathetic mono-pitched roof that is currently present.
10	To secure appropriate uses for listed buildings	There is no change of use contained within this application.

Ser No	Objective	Response
11	To encourage the proper repair and maintenance of listed buildings	This application addresses improvements to: • the roofs at the rear of the property, • poorly installed windows at the rear of the property, • low levels of security in doors to the rear of the property.
12	To preserve the setting of listed buildings	The work proposed affects only the building and not its setting.
13	To set out requirements for shop fronts and advertising	Not applicable.
14	To encourage the use of a predetermined scheme of colours for decoration of buildings within the area. (See Appendix 16)	Colour schemes chosen are those already in use and in keeping with surrounding buildings.
15	To regulate the influx of signage in the Conservation Area and maintain a good standard of general tidiness throughout the town and its environs	Not applicable

Table 1