

DESIGN & CONSERVATION OFFICER'S REPORT:

25 January 2021

Site Address: 14 ST JAMES PARK, BRIDPORT, DT6 3UR

Application Reference: WD/D/20/003010

Application Proposal: Conversion of loft space and insertion of new rear-facing window and rooflights

Case Officer: Rob Parr

Site Visit Date: Remote (COVID-19 RESTRICTIONS)

CONSERVATION & DESIGN OFFICER COMMENTS

SUPPORT	
SUPPORT SUBJECT TO CONDITIONS	
UNABLE TO SUPPORT	
NO OBJECTION	✓
REQUEST FOR FURTHER INFORMATION	
OTHER / PRE-APP	

SUMMARY

We have no objections to the application.

Based on our assessment below, it is not considered that the proposals will result in harm to the character and appearance of the Bradpole Conservation Area.

SITE DESCRIPTION / CONTEXT

The property, which is first-floor and part of a late 20th-century residential development, is situated on the E side of St James Park, which extends southwards of Higher Street in the centre of Bradpole. The building is two-storey and constructed in stone with brick dressings with slate-covered roofs. Windows appear to be predominantly uPVC.

The building sits within a sub-rectangular area in the historic core of the village, surrounded on all sides by roadways likely to be of medieval date. The area is now fairly densely developed, with the central part occupied by St James Park Nursing Home (formerly 'The Knapp', an 1890s Victorian villa and later a secretarial college) and the St James Park development. Well into the 20th century, the central part of this area was still largely undeveloped with buildings and dwellings around the edges having plots of irregular shape and size extending into the centre.

SIGNIFICANCE

The building is not listed, but is within the Conservation Area. The building is not considered to be a designated heritage asset.

The Bradpole Conservation Area Appraisal (2008) refers to a number of features which define its character and appearance (p. 33):

- an attractive wider setting, within the Dorset AONB, with low rounded hills and hedges to the north and east and a wide green corridor along the river to the east and SE;
- important individual trees and tree groups within the village, particularly in the grounds of St James' Nursing Home and on the lower part of Higher Street;
- a reasonably intact historic plan focused on the raised churchyard and a rectangle of lanes;
- ten Listed Building entries, including a spired Victorian Parish Church, table tombs and two large gentry houses;
- seventeen unlisted buildings or groups of character and quality and/or of group and townscape value, including the former school, Forster Memorial Institute, two large gentry houses and a number of C19 cottages and terraced houses;
- several coherent groups of good quality buildings, linked by stone walls, hedges and trees;
- attractive details, such as distinctive local building materials (Inferior Oolite, Forest Marble and brick clays), stone walls, pavements, cast iron railings and gates and plaques.

The building is not listed in the Appraisal as an important local building or as part of a building group.

PROPOSALS

The proposals broadly comprise the conversion of the existing loft space and the associated insertion of new rear-facing window and 4No rooflights.

MAIN ISSUES

14 St James' Park is not listed, but is situated within a Conservation Area. Therefore the main issues to be considered are:

- 1. the impact of the proposed development on the character and appearance of the Bradpole Conservation Area; and**
- 2. if harm is identified to the significance of designated heritage assets, any substantial public benefits that could outweigh any harm caused, along with any other relevant tests in national or local policy; and**

COMMENTS ON PROPOSALS

As the building is not listed, the comments here relate to the proposed external changes to

the building owing to their potential to affect the character of the Conservation Area.

Broadly, we do not have any objections to the proposals. Though the proposed windows are uPVC and the Velux rooflights are not flush – neither of which details typically contribute positively to Conservation Areas – these appear to match the materials of existing windows and rooflights in the development. We note that the proposed new window on the E elevation is to match the existing windows on the floor below in style and materials.

The building is not considered to be a non-designated heritage asset, nor a specifically positive contributor to the character and appearance of the area and the proposals are not considered to impact on the defining characteristics of the Conservation Area. Therefore no harm is envisaged to the latter.

POLICY CONSIDERATION

In assessing the proposals, particular consideration has been given to the following:

- Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), sections 66, 72
- National Planning Policy Framework (NPPF): section 16, in particular paras. 189, 190, 192, 193, 194, 195, 196, 197, 200, 201
- West Dorset Weymouth and Portland Local Plan, in particular Policies ENV4, ENV10, ENV12
- Bridport Area Neighbourhood plan, 2020-2036, in particular Policy HT1

ADDITIONAL POLICY CONSIDERATION / GUIDANCE

Bridport Historic Urban Characterisation (Dorset Historic Towns Survey, 2011)
Bridport Conservation Area Appraisal (2010)
Design and Sustainable Development SPD (2009)

CONDITIONS

N/A

Informative

N/A

OFFICER: James Weir

TITLE: Senior Conservation Officer (Spatial Planning & Majors)

DATE: 21/01/2020