Wiltshire Council Planning Consultation Response

4 July 2023

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Wiltshire Council Conservation (Central)

Officer's Name: Meredith Baker
Officer's Title: Planning Officer

Application No: **PL/2023/04933**
The demolition and replacement of a garage outbuilding
Old Manor Cottages, Church Street, Little Bedwyn, Marlborough, SN8 3JQ

Please find following comments in respect of the above application(s).

Recommendations:

X	Comment (for reasons set out below)
	Support
	Support subject to conditions (please set out below)
	Object (for reasons set out below)
	No objections

Scope of comments: the following comments relate to the built historic environment.

Policy: From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Sections 16 (LBC) and 66 (PP) require that **special regard** be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay **special attention** to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The NPPF outlines government policy, including its policy in respect of the historic environment. Section 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 201-3 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 197 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

The Council's Core Strategy 'Core Policy 58: Ensuring the conservation of the historic environment' requires that designated heritage assets and their settings will be conserved and where possible enhanced. It is also required that distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. Proposals are required to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development…
ii. the retention and enhancement of existing important landscaping and natural features…
iii. responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

Site: The host building is a Grade II listed building located within Little Bedwyn Conservation Area. Associated with the main building are two curtilage listed brick outbuildings. The smaller of the two outbuildings was an outside privy.

Proposal: The proposal seeks the demolition of a late 20th century detached garage and replacement with a new structure in the grounds of this Grade II listed building.

Relevant planning history: PL/2022/00751 – approved; PL/2023/00932 – approved; PL/2023/04101 – under review

Issues: impact on setting of listed building, impact and character and appearance of conservation area.

Assessment: Paragraph 194 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance. In this case, the application is accompanied by a "Design and Access Statement and Heritage Statement" which provides sufficient information to understand the impact of the proposal and is proportionate to the scope. The requirements of the NPPF are therefore met in this respect.

The existing garage structure is of plain timber framed construction built on a modern brick plinth. Externally the building is weather boarded with a shingle roof. Internally the building is an open rectangular shape. The roof is a very basic construction with largely uncut rafters, tie beams and purlins retaining showing the curve of the tree and bark from which they were cut. The far end wall to the east features a narrow horizontal ten paned window with casement.

The proposals seek to demolish the existing late 20th century garage and replace it with a modern twin bay garage and storage space. The materials employed in this building would be the same as existing with timber weatherboarding, but with the addition of an external stair to the upper storey and an open garage doorway.

The listed building has had ancillary buildings within its grounds since at least the early 19th century. These types of structures would have aided the running of the main house, often in some form of agricultural use in light of the highly rural nature of the area.

Outbuilding 2 is of no architectural or historic interest having been constructed in the later 20th century, its loss is therefore considered acceptable. The replacement building would be similar in scale but more functional, providing easy vehicular storage and ancillary room to the attic.

In terms of impacts on the setting of the listed building, the loss of the existing structure would not negatively impact upon the significance of the listed building. Its replacement would be a high quality vernacularly designed replacement, employing sympathetic materials and form. The proposal would therefore preserve the special interest of the listed building and the character and appearance of the conservation area.

Summary & conclusion: The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

The impact of the proposals on heritage assets will be neutral and the requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the application.

Please could the planning officer condition – all materials, brick bond, metal rainwater goods, window and door joinery.

Also could the planning officer remove PD rights.