Wiltshire Council Planning Consultation Response

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Application No: **PL/2023/05414 & PL/2023/05207**
Removal of existing painted timber window and installation of new painted French timber doors to east-elevation.
Hillside House, Lockeridge, Marlborough, SN8 4EL

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 site is a Grade II listed building located within Lockeridge Conservation Area

Proposal: The proposal seeks to enlarge a window opening to a door in the rear elevation of the house.

Relevant planning history: K.03748/L

Issues: Impact on the significance of a listed building; impact on 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 applications are accompanied by a "Design and Heritage Statement" which provides sufficient information to understand the impact of the proposals and is proportionate to their scope. The requirements of the NPPF are therefore met in this respect.

Hillside House is a detached house located in the small village of Lockeridge, Wiltshire and lies within the Lockeridge Conservation Area. The owners of the property are seeking listed building consent to enlarge a window opening to a door in the rear elevation of the house.

The rear elevation of Hillside House is constructed in random uncoursed sarson stone, unlike the front and south elevations which are coursed, dressed sarson. There are three windows to ground and first floor levels, most of which appear to be insertions with brick dressings of varying form and quality apart from the central first floor window which has stonework to the sides, and the kitchen window which is surrounded by cement mortar.

The rear elevation of Hillside House has been subject to various changes over time with the insertion and/or alteration of window openings and the evident blocking up of a door, the position of which indicates that the present higher ground level to the rear is probably not original. The presence of this blocked door shows that the principle of an opening to the rear does not represent a harmful change to the character of the rear elevation. Additionally, the principle of forming a door

opening in the rear elevation was accepted in a previous consent in 1999 when permission was granted to enlarge the rear window of the sitting room to form a doorway (K.03748/L).

The origin of the present opening to the rear wall of the kitchen is uncertain. The present window does not fit the opening – it is considerably narrower than the width of the reveals and externally the window has cement render to the sides and below the window. The render to the sides is likely to be masking infill material if the present window had replaced a wider window frame. However, the render below the window would not necessarily be required unless this was also later infill which was not considered suitable to be left exposed. Given that the wall beneath the window is not the full thickness of the wall, as is the case for the window to the front elevation, it is considered that it is also likely to be later infill. The creation of a door opening will, therefore, result in the loss of a relatively small area of fabric which will not harm the significance of the listed building. The cement render around this window is aesthetically poor and is a negative aspect of the appearance of the elevation.

The casement window is of later 20th century date and its loss will not harm the significance of the listed building.

As such in heritage terms this proposal is acceptable in principle. However the details of the proposed door are not considered acceptable since it has planted on glazing bars. The door may be considered acceptable if it is slimlite double glazing with through glazing bars. Details are also required of the external steps.

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.

Amendments and further details are required for the proposed external door and the steps.