Wiltshire Council Planning Consultation Response

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Application No: **PL/2023/05444**
Erection of an agricultural barn to be used for the storage of agricultural machinery and agricultural chemicals (retrospective)
Crookwood Mill Farm, Stert, Devizes, Wlts, SN10 3JA

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

Recommendations:

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

The National Planning Policy Framework NPPF Feb 2019 outlines government policy towards the historic
environment. Section 16 "Conserving and Enhancing the Historic Environment" sets out an overall aspiration for conserving heritage assets. In particular paragraph *193 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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

Wiltshire Core Strategy Policy C58 relates to Ensuring the Conservation of the historic environment. And states that *designated heritage assets and their settings will be conserved.*

Site: Crookwood Mill Farmhouse is a grade II listed 17th/18th century timber framed thatched farmhouse

Proposal: The proposal seeks the erection of an agricultural barn to be used for the storage of agricultural machinery and agricultural chemicals (retrospective)

Relevant planning history: 20/02833/FUL; ENF/2023/00298

Issues: Impact on setting of listed building

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, whilst the application is accompanied by a "Planning Statement" the document provides limited information about the setting of the listed building and fails to provide any objective assessment of the impact of the proposal and, as a result, it fails to meet the requirements of the NPPF.

However, paragraph 195 also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

Crookwood Mill Farmhouse is a grade II listed 17th/18th century timber framed thatched farmhouse. The historic farmstead was located to the rear of the house with a few outlying buildings to the west. The former building on the site of the existing (subject of this application) was modern, and located to the west of the main farmyard. The building was not curtilage listed as it was erected post 1948.

There was no objection to the demolition of the decaying former building since this was modern and unsightly. The key consideration is the impact of the new building on the significance of the listed building and its setting. Crookwood Farm is a remote farmhouse located within the centre of its agricultural land.

The proposed new building would appear to have a similar footprint to the former building on the site and would remain physically subservient to the main house. Also the footprint of the building would mirror the footprint of a previous historic building on the site (as shown on First Edition OS Maps).

In addition, the design of the building is considered agricultural in form and there is no proposed subdivision of the courtyard or additional parking with the proposed use.

As such in heritage terms there would be no harmful impact to the setting or significance of the listed building.

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.