Wiltshire Council Planning Consultation Response

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Officer's Name: Lucy Rutter-Dowd
Officer's Title: Planning Officer

Application No: **PL/2023/05137 & PL/2023/47380**
Alterations to the 'Cart Shed' comprising of the introduction of timber cladding over the existing steel frame and concrete blockwork enclosure, the replacement of part of the concrete blockwork enclosure with a timber framed structure creating a garaging area, timber clad externally, the replacement of the existing asbestos roofing with a new metal standing seam covering, the installation of solar PV panels on the roof, the addition of a small Potting Shed and Store - replacing an existing timber pump enclosure.
The Manor, Winterbourne Bassett, Swindon, SN4 9PU

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

Recommendations:

	No Comment
	Support
X	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.

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 and affects the setting of St Katherine and St Peter Church which is a Grade I listed building.

Proposal: The proposal seeks alterations to the 'Cart Shed' comprising of the introduction of timber cladding over the existing steel frame and concrete blockwork enclosure, the replacement of part of the concrete blockwork enclosure with a timber framed structure creating a garaging area, timber clad externally, the replacement of the existing asbestos roofing with a new metal standing seam covering, the installation of solar PV panels on the roof, the addition of a small Potting Shed and Store - replacing an existing timber pump enclosure.

Relevant planning history:

Issues: Impact on the setting of listed buildings

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 "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.

The application seeks consent for the following works:

- the introduction of timber cladding over the existing steel frame and concrete blockwork enclosure, - the replacement of part of the concrete blockwork enclosure with a timber framed structure creating a garaging area, timber clad externally,
- the replacement of the existing asbestos roofing with a new metal standing seam covering,
- the installation of solar PV panels on the roof,
- the addition of a small Potting Shed and Store
- replacing an existing timber pump enclosure,

- the repositioning of an existing greenhouse.

The Cart Shed stands as a remnant of the historic Manor Farm, once encompassing a considerable collection of structures, most of which have been removed. Originally an agricultural building, it now serves primarily for domestic storage purposes. The orientation of the building runs perpendicular to the High Street, aligned roughly in a north-east to south-west direction. The structure comprises of a partially open-fronted five-bay steel frame, with the outermost two bays enclosed by exposed concrete blockwork. The mono-pitched roof inclines from rear to front and is covered with profiled asbestos sheets. The rear wall is the only historic structures remaining and is Sarsen stone.

The proposals aim to enhance the appearance of the existing structure while acknowledging its former agricultural purpose. The proposed vertical timber cladding and metal roof covering, commonly utilised in contemporary agricultural buildings, are intended to introduce a touch of refinement. The upper section of the cladding features a diamond motif that echoes the glazed-header diaper brickwork found elsewhere on the property, including the Shed's rear wall facing the garden. The 'brise-soleil' cladding spanning the main open area not only offers some protection against the elements but also visually shields the underside of the roof and lends a more domestic scale to the overall elevation. The dark tone of the metal roofing, is intended to tie in with the slate roof covering of the adjacent Piggery. The Sarsen and brick elements of the existing walls will be retained and sympathetically repaired using like-for-like materials including lime mortar. Incongruous materials such as concrete blocks will be removed or concealed, and the currently badly rotted timber (former) wall plates and lintels will be repaired or replaced with new English oak. A modest Potting Shed and Store are proposed at the south-west end of the Cart Shed, replacing an existing timber-clad pump enclosure and outdoor sink. This will use the same material palette as proposed elsewhere and has been designed to sit comfortably alongside an existing brick wall, resulting in no change to the 'silhouette' of an area which is heavily planted and screened from the principal heritage asset.

In heritage terms, the works are concentrated on modern fabric and would not compromise any features of heritage significance. The introduction of vertical timber cladding, metal roof covering, and decorative motifs would add a touch of sophistication while maintaining the building's connection to its surroundings. The incorporation of sustainable features such as the reuse of the existing steel structure and installation of photovoltaic panels showcase a commitment to reducing the project's carbon footprint and promoting environmental responsibility. The PV's due to the profile of the building would not be a prominent feature and would not be harmful to the setting of the heritage assets. The proposed works would also provide wider heritage benefits through the enhancement of the appearance of the curtilage listed walls, the existing structure and the setting of the primary heritage asset.

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 would the planning officer condition details of the colour of the PV’s and their frame. Also the removal of the PV’s at the end of their leftspan.