Wiltshire Council Planning Consultation Response

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

Application No: **PL/2023/05781**
Discharge of conditions 3, 4 and 5 of planning application PL/2023/01287
50 – 52 Northgate Street, Devizes, SN10 1JJ

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)
☐	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 located within the designated conservation area and the building is also Grade II listed. Most of the buildings on the southern side of Northgate Street, as well as many of those on the same side proceeding south westwards towards the Market Place are also Grade II listed. The application building is a C17 timber frame structure with brick infilling. The frontage is rendered and dates from the early C19. The building has a pitched slate roof set behind a parapet with coping. On the ground floor the building has a mid C19 shop front with double timber entrance doors, fluted pilaster strips, frieze and cornice. The first floor has two windows facing towards Northgate Street with recessed sashes. Some timber framing is visible to the rear.

Proposal: Discharge of planning conditions for change of use of existing building to single dwelling, internal and external alterations and associated work

Relevant planning history: K/13820 and K/13819/L - alterations to the building to form offices on the ground floor and staff facilities on the first floor (approved). _P/2023/01287 - change of use of existing building to single dwelling, internal and external alterations and associated work (approved)

Issues: impact on the listed building, impact on the setting of neighbouring listed buildings, impact on the conservation area

Assessment:
Condition 3 – No works shall commence on site until details of the all external materials (including but not limited to; roof material, metal rainwater goods, extractors, flues and vents) to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

Heritage Comments – Feather edge boarding – acceptable; natural slate – aceptable; rainwater goods – acceptable; extractors – acceptable however metal requested.

Condition 4 - No works shall commence on site until details of all new or replacement internal joinery, including doors, door linings, architraves, beading, skirtings and shutters, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the so approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed with the Local Planning Authority before works commences in order that the works are undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

Heritage Comments – Doors – acceptable; door lining, architraves etc – acceptable; shutters - acceptable.

Condition 5 - No works shall commence on site until details of all new external window and door joinery have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, colour, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the so approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed with the Local Planning Authority before works commences in order that the works are undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

Heritage Comments – New door – acceptable.

Summary & conclusion: As the NPPF states, heritage assets are an irreplaceable resource and it is important to conserve them in a manner appropriate to their significance. In heritage terms, the details submitted comply with s.16 and s.72 of the P(LB&CA)A 1990, policy CP57 and CP58 of the WCS and heritage advice in the NPPF.