Wiltshire Council Planning Consultation Response

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Officer's Name: Steven Sims
Officer's Title: Planning Officer

Application No: **PL/2023/04518**
Variation of condition 10 of 15/12308/FUL (Demolition of detached garage & erection of new building containing 4 No. one bedroom flats) - to change timber windows to UPVC
47-49 Edward Street, Westbury, BA13 3BP

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. Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 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 is a empty gap site.

Proposal: Discharge of planning conditions for demolition of a detached garage and erection of new building containing 4 flats

Relevant planning history: 15/12308/FUL - demolition of a detached garage and erection of new building containing 4 flats

Issues: impact on the character and appearance of the conservation area

Assessment:
Condition 10 - The development hereby permitted shall be carried out in accordance with the following approved plans:
613/BLa received on 5 January 2016;
613/S01 received on 15 December 2015;
613/01d received on 20 January 2015; and
613/02b received on 20 January 2016
REASON: For the avoidance of doubt and in the interests of proper planning

Conservation comments - Due to the position of the site the proposal would not have any significant impact on the settings of any listed buildings. However the site is within the Conservation Area and there is a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the designated heritage asset. Whilst in principle it may be possible for this change of material for the windows, the product literature submitted does not adequately demonstrate the appearance and opening mechanism of the proposed product. Any substitute product will need to be slim profile and have the appearance and method of opening of a traditional sash windows. Also the colour and texture will need to be specified. Bright white chunky UPVC will not be 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. As such further information and details are required.