Wiltshire Council Planning Consultation Response

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Officer's Name: David Millinship
Officer's Title: Planning Officer

Application No: **PL/2023/06041**
Discharge of Condition 3 of planning application PL/2023/02733
Manor Farm, School Lane, Little Cheverell, Devizes, SN10 4BG

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: Manor Farmhouse is a grade II listed building, listed in 1988. The list description reads as follows:
C18 with later C19 house attached to rear. Roughcast on brickwork, tiled roof. Two storeys, 3 bays, with central half- glazed 6-panelled door within gabled timber Gothic porch. Sixteen paned sashes but 12-paned over door. Plat band. Facade raised as parapet and having pine cone finials at ends and raised gables. External stacks to gables. One bay to rear links to later C19 building at rear, not of special interest. It is also located within the Little Cheverell Conservation Area.

Proposal: the proposal seeks to discharge Condition 3 - materials

Relevant planning history: ENQ/2023/00004; PL/2023/02733

Issues: Impact on setting of listed building; impact on character and appearance of conservation area

Assessment: Condition 3 - Notwithstanding the submitted details, no development shall commence above slab level until details and samples of the materials to be used for the external walls and roof 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 visual amenity and the character and appearance of the area. Informative: There is no facility for material samples to be stored at the Council offices so they should be provided on site.

Conservation comments – i) Weatherboarding – the photograph showing the sample of weatherboarding is unclear and doesn't show the profile, height of boarding or the finish colour.
ii) Door – sample acceptable. Iii) Saddlestone – no details submitted. Iv) Tiles – no sample submitted. V) Oak post acceptable.

- As such further information is requested.