Wiltshire Council Planning Consultation Response

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Fiona Webb
Senior Conservation Officer (Consultant)
Wiltshire Council Conservation (Central)

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

Application No: **PL/2023/06278 & PL/2023/06140**
Retrospective - Works to outbuilding
85 WESTBROOK, BROMHAM, CHIPPENHAM, SN15 2EE

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.

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.

Site: The property is a Grade II listed building with a curtilage listed outbuilding/barn.

Proposal: The proposal seeks retrospective works to the outbuilding/barn and making good of the main building following the removal of an unauthorised link.

Relevant planning history: N/A

Issues: Impact on significance of curtilage listed outbuilding; 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, the applications are accompanied by a "Heritage, Design & Planning 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.

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.

The outbuilding/barn is a curtilage listed building to the main house which is Grade II. Unauthorised works had taken place creating a glazed link between the house and the outbuilding. Following enforcement action the glazed link has been removed and these applications seek to regularise works carried out to the barn for the conversion of the building to annex accommodation to the main house.

The outbuilding has been modified over the years to infill what is believed to have been a larger opening on the south western side of the building. The changes carried out employ glass blocks to provide light to the side of a double door. Externally, other than that the former outbuilding has been little change and the unauthorised link extension has now been removed. Internally the building has been fitted out with two mezzanine spaces providing work space and a sleeping platform.

In this instance, those changes which have been made over the years to the building's fabric have facilitated its active use, incidental to the enjoyment of the main house. It is not possible to say what condition the building was in before conversion, but it is reasonable to assume its construction was comparatively basic. The repurposing of the building has provided an active use, which has secured the survival of structure, as such the changes made have not been unduly intrusive and support the significance of the heritage assets.

As such the principle of the conversion of the outbuilding/barn is supported in heritage terms. However following enforcement action to remove the unauthorized link building, can the applicant please demonstrate with photographic evidence that:

- the roof of the outbuilding has been made good with matching handmade clay tiles
- making good the side wall of the listed building where the unauthorised link had been erected
- making good the ground works where the unauthorised link had been erected

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.

Further information is therefore requested to demonstrate that the unauthorised works have been fully removed and the heritage assets repaired to a standard consistent with their conservation status.