Wiltshire Council Planning Consultation Response

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Application No: **PL/2023/06177**
Proposed porch and BBQ shelter
SANDRIDGE LODGE, BRICK HILL, BROMHAM, CHIPPENHAM, SN15 2JL

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 site is a Grade II listed building and curtilage listed stone outbuilding.

Proposal: The proposal seeks to erect a covered porch over the kitchen entrance to the dwelling, and a covered BBQ shelter against the garage outbuilding.

Relevant planning history: N/A

Issues: Impact on the significance and setting of the 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 application is accompanied by a "Design, Heritage and Access 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.

Sandridge Lodge is a Grade II Listed dwelling located to the West of Bramham. The dwelling dates from the late-eighteenth to early-nineteenth century; with extensions added in the twentieth century. The dwelling is large, with the principal elevation facing south. The garage is located to the east of the dwelling and appears to be nineteenth century in origin.

The proposal seeks to erect a covered porch over the kitchen entrance to the dwelling and a covered BBQ shelter against the garage.

In heritage terms there is no objection in principle to the proposed lean to BBQ shelter to the garage since this would be a modest simple structure to this traditional outbuilding and would not obscure any architectural features. Although, the details are requested for rainwater goods and the saddle stones.

Regarding the proposed porch, this would be sited on the eastern elevation and would fill in the stepped plan form of the corner of the house. This corner would have been seen from the historic driveway and approach leading up to the main house. Whilst there is no objection to a simple lean to porch canopy on the kitchen elevation of the house, it is considered that the proposed porch is excessive in size/width and would infill the historic plsn form. Whilst it is acknowledged that this element of the building now serves as the service wing of the house, one of the timber posts would also obscure the window to the kitchen and the wrap around extension would be an extension to an existing extension, which would further dilute the historic plan form of the building. The roof form with its proposed lead clad upstand adjoining the existing catslide extension would also appear awkward and have an odd relationship with the existing mono pitched slate roof extension.

Regarding the plethora of modern plastic pipework on the east elevation of the main house, this does not appear to have had LBC for any of these works.

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.

As such design amendments are requested to the proposed porch to the mainhouse and additional details for the BBQ store.