# Wiltshire Council Planning Consultation Response

14 August 2023

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**Application No:** **PL/2023/05414 & PL/2023/05207**
**Removal of existing painted timber window and installation of new painted French timber doors to east-elevation.**
**Hillside House, Lockeridge, Marlborough, SN8 4EL**

Please find following comments in respect of the above application(s).

**Recommendations:**

| | |
|---|---|
| | Comment (for reasons set out below) |
| | Support |
| X | 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 a Grade II listed building located within Lockeridge Conservation Area

**Proposal**: The proposal seeks to enlarge a window opening to a door in the rear elevation of the house.

**Relevant planning history**: K.03748/L

**Issues**: Impact on the significance of a listed building; impact on character and appearance of conservation area.

**Assessment**: This is my second consultation response and follows on from the submission of amended plans.

Previously I was concerned that the proposed door had planted on glazing bars and no details had been submitted of the proposed external steps.

The proposal has been revised to include hardwood doors with slimlite double glazing with through glazing bars. The external steps are also shown as sandstone treads and paving between dwarf garden wall of clay brick.

The details are considered acceptable subject to materials and brick bond for the dwarf walls.

**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.

Subject to conditions, the impact of the proposals on heritage assets will be neutral and the requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the application.