Wiltshire Council Planning Consultation Response

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Officer's Name: Angela Ellis
Officer's Title: Planning Officer

Application No: **PL/2023/05291**
Proposed new roof, new internal layout and changes to the fenestration
The Stone Barn land adjacent to 104 The Common, Broughton Gifford, Melksham, SN12 8LY

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: The site is an unlisted former farm building located within Broughton Gifford Conservation Area

Proposal: The proposal seeks a new roof, new internal layout and changes to the fenestration

Relevant planning history: W/76/00568/HIS – Changing room for football team (approved)

Issues: Impact on the character and appearance of conservation area; setting of listed buildings.

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 and Access Statement" which provides sufficient information to understand the impact of the proposal and is proportionate to their scope. The requirements of the NPPF are therefore met in this respect.

The building is a traditional single storey stone barn of agricultural origins. The front west elevation is seen from the common. The existing building was converted in the mid seventies to provide men only sports changing facilities. The new layout would provide equal facilities for men & women. Also a new larger doorway is proposed to the front elevation for the storage of ground maintenance equipment.

The proposal seeks to:
Replace the roof with change of roof tiles.
Block up existing door opening to front west elevation
Introduce 2 new door openings with gable roof over to the front west elevation.
Replace existing rear wall Provide a new internal layout

The front and north facing gable end of the existing building largely maintain their original agricultural form and make a contribution to the character and appearance of the conservation area. The rear elevation was largely rebuilt in the 1970's scheme and detracts from the existing building and the conservation area.

In heritage terms there is no in principle objection to improving the sports facility and providing a ground maintenance equipment store subject to a sympathetic design. However the current proposed design has a number of unsympathetic elements which it is considered could be enhanced through a more sensitive scheme.

As such it is requested that the front elevation is repaired and maintained as an original stone barn in order to keep the legibility of the buildings origin and its former agricultural use. As such it is requested that the proposed door openings are removed from this elevation. It is suggested that the machinery store entrance could be relocated to the gable end and be designed with a timber lintel above two opening side hung doors.

The replacement of the existing asbestos tile roof with slate is considered acceptable subject to a sample of the material. Whilst the desire for PV's is understood, it is suggested that PV slates on the rear would be more sympathetic rather than the PV panels which would be attached above the profile of the existing roof.

More traditionally designed casement windows are also requested at the rear, rather than the top opening windows as shown. Could it also be confirmed that the windows will be obscured glazed.

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 design amendments are therefore requested.