Wiltshire Council Planning Consultation Response

18 August 2023

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Wiltshire Council Conservation (Central)

Officer's Name: Joe Leesam
Officer's Title: Planning Officer

Application No: **PL/2023/05470**
Change of existing thatched roof to natural slate and removal of existing conservatory and to be replaced by flat roof extension
WEST END COTTAGE, WEST END, BISHOPS CANNINGS, DEVIZES, SN10 2LL

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 an unlisted building located within Bishops Cannings Conservation Area. The cottage lies adjacent to two listed buildings and affects their setting.

Proposal: The proposal seeks the change of the existing thatched roof to natural slate and the removal of the existing conservatory and the erection of a flat roof extension

Relevant planning history: K/43236

Issues: The impact on the character and appearance of the conservation area; impact on the setting of neighbouring listed buildings

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

The proposed plan form remains with the additional bedroom projecting awkwardly from the existing shower room. However the large projecting lantern has been replaced with a flush fitting lantern and the solider brick heads have been replaced by brick arches to match existing windows.

On balance it is considered that the design has been sufficiently improved in order to be acceptable in conservation terms. There is no objection to the proposed replacement of the thatch with natural slate since this is a modern building and slate is a typical alternative.

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.

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. Please will the planning officer condition details of the materials, brick plinth, joinery and rooflight.