CASE OFFICER'S REPORT

Application Reference:	PL/2023/05878
Application Type:	Listed building consent (Alt/Ext)
Consultation ends:	18 August 2023
Case officer:	Selina (Nina) Parker-Miles
Site Address:	Abbotsbury, 164 Westbury Leigh, Westbury, BA13 3SH
Proposal:	Improvements to boundary wall, entrance wall and gates.
Recommendation:	Approve with Conditions

Proposal and Site Description

The application relates to a two storey semi-detached Grade II listed building known Abbotsbury, located on the northern side of Westbury Leigh in Westbury. The garden wall to the south-west is detailed in the listing description and therefore is also listed. The host dwelling occupies a prominent position, fronting the main route through Westbury Leigh and benefits from a large off road parking area.

The application site is located within close vicinity to a number of listed buildings and sits within the consultation zone for the Bath and Bradford on Avon Special Area of Conservation for bats. This application seeks permission for Improvements to boundary wall, entrance wall and gates. This scheme is also subject to a sister application for Householder Consent (reference PL/2023/05218)

Policies

National Context:
National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

Local Context:
CP57 - Ensuring High-Quality Design and Place Shaping
CP58 - Ensuring the Conservation of the Historic Environment

Key Issues

Impact on the Grade II Listed Building

Relevant Planning History

W/87/01475/LBC Repoint front of house, replace twelve windows with similar type but double glazed, remove one interior wall - Approve
W/09/02997/LBC Alteration to roof - Approve with conditions

PL/2021/11124 New detached garage and workshop (removal of existing garage) - Approve with conditions
PL/2022/02162 Rebuild garden wall - Approve with conditions

Consultation Responses
Westbury Town Council - No objection
Wiltshire Council Highways - No objection
Wiltshire Council Conservation Officer - Support

Representations
Consultation consisted of advertisement by site notice and neighbour notification. No representation letters were received.

Planning Considerations and Assessment
Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

Principle of Development
The proposed development comprises alterations and additions to the host dwelling set within the settlement boundary of Westbury. The proposed development would be wholly within the residential curtilage associated with this dwelling and as such the principle of development is acceptable subject to the following considerations.

Impact on the Grade II Listed Building
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. Section 66 requires that special regard be given to the desirability of preserving listed buildings and their settings. The NPPF outlines government policy for planning. It sets out three overarching objectives for the planning system in the interests of achieving sustainable development – an economic objective of building a strong economy, a social objective of fostering well-designed, beautiful, and safe places, and an environmental objective of protecting and enhancing our natural, built and historic environment.

Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out policies concerning heritage and sustainable development and requires a balanced approach. National Planning Practice Guidance provides guidance on interpreting the NPPF.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance.

Abbotsbury is an end-terrace Grade II listed two-storey dwelling located in Westbury Leigh on the outskirts of Westbury that dates from the early 19th century. The listing also includes the

boundary wall that fronts the public highway located to the southwest of the host dwelling. The list description states, for identification purposes only, the following:

'Early C19. 2 storeys with hipped slate roof. Front to road ashlar with plinth, band over ground floor, moulded cornice and parapet. 2 windows on 1st floor, 3 on ground floor, glazing bar sashes in segmental headed arches with panels below. Blocked opening on ground floor to left of centre. Return front to left of coursed and dressed rubble with ashlar quoins and quoined dressings. 3 1st floor glazing bar sashes. Central door under C20 verandah with corrugated iron lean-to cover. The wall to South-West gains height with the slope ie about 7 to 10 ft over about 17 yds. Rubble, with entrance adjacent to house with cast iron overthrow to ledged door'



Abbotsbury House viewed from the rear curtilage



Abbotsbury House viewed from the public highway

The application seeks to upgrade the existing boundary wall to the southwest of the host dwelling that is not listed and to insert new walling to both sides of the entranceway, the walls would be topped with reclaimed metal railings. The applicant has confirmed that the additional entrance wall to the right-hand side of the entranceway would not be fixed to the existing listed wall and the railings would be supported via a metal post fixed within the walling.

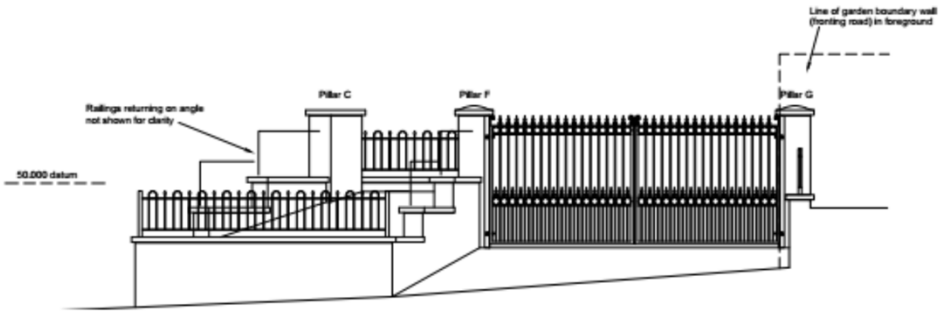


Illustration of the proposed entranceway

Additional stone walling with railings supported by ashlar stone pillars would be erected to the west of the host dwelling, alongside the common shared boundary with the properties at The Spur to the west. The walls fronting the highway would sit at less than 1 metre in height and the boundary wall to the west would sit under 2 metres in height.



The existing boundary wall that seeks to be upgraded (not listed)



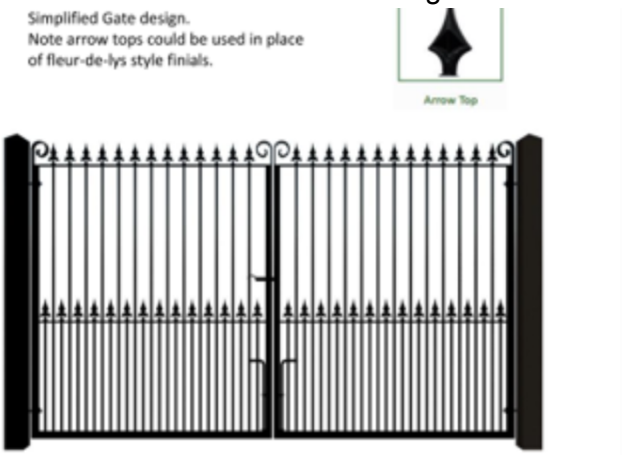
The entranceway illustrating the end elevation of the Grade II listed wall

The applicant also seeks to upgrade the existing driveway treatment and install boundary gates. The materials would consist of reclaimed wrought iron gates fixed to ashlar stone pillars with the entrance driveway consisting of hard stone grey granite cobbles with the drive finished in a honey-coloured loose stone.

The conservation officer was consulted on the proposed scheme and requested further clarity on some of the details. The applicant has confirmed that the new entranceway wall would not be

attached to the Grade II listed wall that would not be altered in any way. Weep holes would be incorporated into the proposed new walling and natural stone coping would be utilised.

Following negotiation with the conservation officer the design of the proposed entrance gates have been revised to a less ornate design as illustrated below.



Following the submission of the additional detail, the conservation officer had the following points to offer:

Assessment: This is my second response and follows on from the submission of the additional details requested. I am now satisfied that the proposed new wall and railings will not be attached to the existing southwest wall

The treatment of the driveway is considered acceptable subject to materials by condition. No alterations are proposed to the existing southwest wall. Details are required for any expansion joints or weep holes are proposed to the wall by condition. Details are required for the coping stone by condition. In regard to the revised design of the proposed entrance gates, the simplified version with the arrow top head (not the fleur-de-lys) are considered acceptable.

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.

It is considered that the proposed additions and alterations would by virtue of their height, scale and design constitute complementary additions to the host dwelling that would appear commensurate to the size of the property and plot. The development would therefore comply with Policy CP58 of the Wiltshire Core Strategy, Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 and Chapter 16 of the NPPF.

RECOMMENDATION: Approve with conditions

Conditions: (3)

1 The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Location Plan - received 29 Jun 2023
Existing Site Plan DWG No 1183-S01 - received 29 Jun 2023
Proposed Site Plan DWG No 1183-P01 - received 29 Jun 2023
Proposed Wall Sections Elevations and Details DWG No 1183-P02 - received 20 Jul 2023
Propsoed Gate Plan - received 20 Jul 2023

REASON: For the avoidance of doubt and in the interests of proper planning.

3 No development shall commence pursuant to the coping detailing until the requisite stone material has been confirmed and approved in writing by the Local Planning Authority. Thereafter, the external stonework shall be constructed in accordance with the approved details.

REASON: In the interests of preserving the historic fabric, character, and appearance of the listed building and its setting.