Wiltshire Council Planning Consultation Response

25th August 2023

Helen Garside
Principal Conservation Officer
Wiltshire Council Conservation (Central)

Officer's Name: Steve Vellance
Officer's Title: Planning Officer

Application No: **PL/2023/05502 (FUL)**
Proposed alterations to a garage including a new raised pitched roof.
Rosefield Cottage, Polebarn Road, Trowbridge

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

Recommendations:

	No Comment
	Support
	Support subject to conditions (please set out below)
	Object (for reasons set out below)
X	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. Section 66 (PP) requires that **special regard** be given to the desirability of preserving listed buildings and their settings.

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.

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."

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 measures including "being sympathetic to and conserving historic buildings and historic landscapes".

Site: the site lies within a walled garden area off Polebarn Road. The building in question is a modern garage built alongside the historic wall which bounds a garden area currently within the same ownership as Rosefield Cottage. Historically, both the cottage and walled garden were associated with the grade II* Rosefield House (previously known as Homefield), a late C18/early C19 house of high status.

The site lies within the designated Trowbridge Conservation Area.

As the building is a modern structure structure and did not form part of the land associated with the listed building since before 1948 and no alterations are required to the curtilage listed garden walls, I agree that listed building consent is not required.

Proposal: the raising of the eaves height and addition of a pitched roof to enable the conversion of the garage to provide a utility room and home office.

Issues: Impact on the settings of the listed Rosefield Cottage and Rosefield House. Impact on the conservation area.

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, whilst the applications are accompanied by a "Design and Access Statement" the document provides limited information about the impact of the proposals on the setting of the host building and, as a result, it fails to meet the requirements of the NPPF. However, the proposals are relatively simple to understand and 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.

In this case the existing garage is modern but has been carefully constructed in a good quality matching brick laid in a traditional bond and light-coloured mortar. The windows are traditional flush casements. Whilst the flat roof form is non-traditional, it limits the impact of the building and, overall it has a neutral impact on heritage assets.

The proposed works will result in a building of greater scale – however, it lies within a zone where there are other, historic, service buildings of similar scale and general form and it will not appear out of character in this area. The proposed gabled tile roof is similar to others and appropriate to the area and the composite doors will provide an improvement in place of the current modern metal up and over garage door.

There is therefore no objection to the proposals subject to the specification of appropriate materials etc.

The new brickwork should match the existing in all respects, including the colour, texture and size of the bricks, the mortar colour and the brick bond. The suggested reclaimed roman tiles are acceptable for the roof but not noted on the drawings so should be conditioned as such. I have no objection in theory to the proposed windows but the joinery details show a discrepancy which requires correction in that the 1:2 sections show traditional single glazed casements but the 1:5 sections show double glazing and applied glazing beads. There is no objection to the incorporation of slimlite double glazed units but these should be inserted within a traditional window construction to match the existing windows, with genuine through glazing bars. They should be confirmed as painted timber construction. The rooflight should be a traditional flush fitting type that lies flush with the roof surface.

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 the controls over the details noted above, the impact of the proposals on heritage assets (including Rosefield Cottage, Rosefield House and Homefield House and the conservation area) 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.