Wiltshire Council Planning Consultation Response

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Wiltshire Council Conservation (South and West - part)

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Application No: **PL/2023/06166**

The Clock House, 29, Bishopstrow, Warminster, BA12 9HN

Conversion of existing annexe with extension to a single dwelling with new access and associated works

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

Recommendations:

	No comment
	Support in principle subject to amendments to the scheme (as set out below)
	Support subject to conditions (as set out below)
x	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.

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." 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.

Wiltshire Council's Core Strategy Policy CP57 'Ensuring high quality design and place shaping': A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

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 (amongst other things) "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" and "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."

Historic England Advice Note 2 – Making changes to Heritage Assets illustrates the application of policies set out in the NPPF in determining applications for PP and LBC.

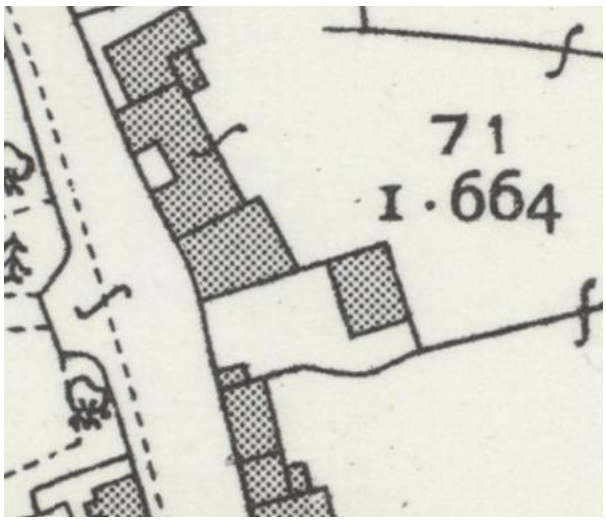
Site and assets considered:

The Clock House (listed as Shirley House) is a grade II listed building. The list description reads as follows:

Detached house. Mid C17, refenestrated and rebuilt early C19. Rendered rubble stone, concrete tiled roof, brick stacks. U-plan, formerly hall with flanking cross wings, Two-storey, 2-windowed; casements. C20 door to right of centre with side-light to left, 2-light casement to either side. First floor has 1-light and 2- light casement. Wing to right has two blind casements to first floor of gable-end, wing to left has 2-light casement to ground and first floors. Right return has glazed door in early C19 cast-iron canopied porch, to left are two 2-light casements with arched lights and hoodmoulds. First floor has two 2-light casements with arched light and hoodmoulds. Rear has glazed door and 2-light and 3-light casements. Interior has central hall with open fireplace; chamfered timber lintel with rounded corners on chamfered stone jambs, deeply chamfered beams. VCH recorded a cruck as part of the C17 timber- framed build, rebuilt in stone in early c19; no trace of this was seen at time of survey (May 1985). (VCH, Wiltshire, Vol 8, 1965, p.6.)

Free-standing structures within the curtilage of a listed building may be deemed to be covered by the listing (commonly referred to as curtilage listed buildings). In this case, map regression suggests a building in the approximate location of the existing annexe. As such, it is possible that the existing structure (or rather part of the existing structure) pre-dates 1948 and should be treated as curtilage listed.





Website ‘Know Your Place’. Basemap and then 0S map dated 1921-1943

Part of previous structure or entirely replaced?

The architect has helpfully provided some recent planning history:

W/12/00662/LBC - approved
Removal of conservatory and replace with a single storey extension. Raising of Coach house roof to create studio room in the roof space.

I notice that you were the case officer (LBC application) and as such will recall the original form of the coach house? I note that the agent’s drawings suggest some stonework in parts of the elevations and this suggests to me, **fragments of the earlier building and as such it should be treated as curtilage listed**.

The site is also in the Bishopstrow conservation area, for which there is no adopted conservation area appraisal, only an advisory leaflet.

Proposal:



The existing structure is a simple rectangular form with a pitched clay tile roof. The proposal is to extend to the rear and to one side (north) with a wrap around structure which has part pitched roofs and a flat-roofed element.

Issues: impact on the conservation area.

Information considered/provided: Paragraph 194 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This includes conservation areas which are heritage assets. In this particular case, there is no separate heritage statement but the design and access statement does include some assessment of the historic interest of the principal building and existing building and goes on to state:

'While the Coach House is not listed itself and has undergone extensive alterations after 2012 the proposals have carefully considered the setting to both the host dwelling and wider landscape. The site lies within Bishopstrow Conservation area and within a special landscape area'

However, 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.

Assessment: of proposals including their impact on the special interest of the building/conservation area and any harm which will occur via loss of historic fabric, scale, bulk (etc as appropriate). Also any benefits.

The design and access statement provided by the architect claims:

The Coach House is set back off from the road and lies between No 28 and 29, extensively altered recently which included raising the roof height and rebuilding many of the external walls. The brick two storey hipped roof rear extension to No.28 is visible from the road when approaching from the north.

The design for the extension to the Coach House is predominately to the rear of the host building with only a small section visible from the front elevation. This is screened from the public view by the mature hedges, by The Clock House when approaching from Warminster, and by the host building itself when approaching from the south (Sutton Veny). Therefore, the proposals will not alter the current character of the street scene or form of settlement.

I consider this is a fair assessment in respect of the impact on views from the road. However, as they note, the side extension would be visible, the mitigation is the hedge. As you are aware, we cannot control hedges and as such, must allow for the fact that someone may, at some point, remove the hedge.

In terms of my own assessment of significance, I consider the significance of the existing coach house to be its scale, massing, siting and appearance. The existing buildings clearly reads as an ancillary building to the listed building. It has a simple form and utilises traditional materials. It has few windows (those that it has being mainly on the rear and dating from 2012). Small modest openings are characteristic of ancillary outbuildings such as this.

The proposal would result in a complicated and contrived roof arrangement. The simple form of the existing structure would be subsumed, there existing rear roof slope removed and the extension pushing outwards (northwards). I consider that the northwards projection would encroach on the setting of The Clock House.

The proposals utilise non-traditional forms (flat roof) with lots of glazing (rooflights and large windows) at odds with the character of utilitarian outbuildings which generally have a few small windows. In essence, the proposed structure would ultimately appear as a large suburban house, competing for attention with The Clock House.

The current parking arrangement will also be altered. Cars that currently utilise the garage/area in front of the garage will be relocated to an area north-west of the house, with a potential adverse impact on the setting of The Clock House (not covered in the D&A statement).

In view of the proposed use, there would also be a requirement for secure boundaries and, one suspects, in due course a profliferation of sheds etc. (If you are minded to grant consent, I recommend PD rights are removed if you consider this appropriate).

In respect of the proposed new access route, this would erode the verdant character of the field and would be harmful to the setting of the buildings along BIshopstrow as well as the character of this part of the conservation area..

I note the attractive band of trees to the rear of the site which contribute positively to the CA. I would be concerned that the proposed development and garden would result in pressure being placed on these trees in due course (over-shadowing). I recommend that tree officer is consulted and consideration is given to whether the trees should be formally protected (TPO).

Summary

The current building is of a modest form and subservient to the host dwelling. It is possible that it contains remnant fabric from a previous historic building in the same position. Notwithstanding the survival of historic fabric or not, the existing building is located in the same position as a previous ancillary building and has the simple character that existed prior to 2012. As such, whilst being largely modern, its form and appearance reflects that which previously existed.

The proposed extension is large in footprint with a complicated roof arrangement that is uncharacteristic of modest ancillary dwellings. The elevation of The Clock House that faces towards the garage is a principal elevation (or has become so at some point) as evidenced by the hoodmoulds and decorative windows and placement of the clock.

I consider that the proposed extension would result in a significantly larger structure which is located close to the listed building. I consider it would have an adverse impact on its setting. The proposed roof form is contrived, with an element of flat roof, at odds with the prevailing character of roofs in the village.

In respect of the impact on the conservation area, it is a fallacy that only public views are important. The general character of the conservation area (public and private spaces) should be considered. The proposed structure, when viewed from nearby gardens, across the fields or from close to the building, would be out of character with the historic form of development in Bishopstrow.

In respect of the new access, the new track would erode the verdant character of the field which makes a positive contribution to the setting of the conservation area.

In respect of the trees, these currently contribute to an appreciation of the rural setting of the conservation area and as such, their loss would be regrettable.

CONCLUSION

Section 66 of the Planning (LBCA) Act 1990 requires that in considering whether to grant planning permission for development which affects a listed building **or its setting**, the local planning authority shall have special regard to the desirability of preserving the building **or its setting**……..

Section 72 of the Planning (LBCA) Act 1990 requires that works enhance or **preserve** the character of the conservation area.

Paragraph 206 of the NPPF requires that LPAs look for 'opportunities for new development within Conservation Areas….and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably'.

I consider the proposed development would fail to preserve the character of the designated conservation area. I consider the development would also have an adverse impact on the setting of The Clock House, a grade II listed building. I consider the proposed access track would also erode the undeveloped character of the fields, which are within the conservation area.

As such, I recommend the application is **REFUSED o**n the basis that it is contrary to sections 66 and 72 of the Planning LBCA Act 1990 as well as paragraph 206 of the NPPF, core policy 58 and 57 (re local distinctiveness).