Wiltshire Council Planning Consultation Response

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Wiltshire Council Conservation (Central)

Officer's Name: Russell Brown
Officer's Title: Planning Officer

Application No: **PL/2023/06063**
Rear extension, demolition of the existing utility, insulation and central heating to the attic rooms, additional window, enlargement of a window, raising of the chimneys.
OLD MANOR COTTAGE, 33, COULSTON, WESTBURY, BA13 4NY

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.

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 Cottage is Grade II listed building. The front timber framed wing was built in the late 16th century consisting of a parlour, hall and smoke bay. In the 17th century it was extended to the rear (east). See the WBR report, page 4 for the relevant map extracts. Initially the extension appears quite small, before later extending. The western end of this rear range has a small area of rubble walling, which is possibly original, or a later repair.

Proposal: The proposal seeks a rear extension, demolition of the existing utility, insulation and central heating to the attic rooms, additional window, enlargement of a window, raising of the chimneys. In addition it also involves the installation of a heating system to the second floor

Relevant planning history: 17/05155/LBC – Extension to rear of property to provide garden room with alteration works to provide access to proposal and alter circulation route from rear lobby (approved);

Issues: Impact on the significance of a listed building.

Assessment: This is my second consultation response and follows on from the submission of a Wiltshire Building Record Report (no. B1054), which provides an extensive review of the historic development and significance of the designated heritage asset. This was accompanied by an email from the architects dated 29/08/2023.

In response to the architects email, I would expect the Heritage Statement to make a thorough itemised assessment of each element of the development proposal and the impact of each proposal on the significance. The current Statement as submitted is very light touch and is more a description of the proposed works. It would also be helpful and informative for a photographic survey to be included showing the areas of building/fabric affected by the proposed works.

As stated in my first consultation response, I have a number of concerns namely:

- The insertion of the proposed dormer at the second floor in the 16th Century element of the original building due to loss of original fabric and significance. – this is not justified and would result in the loss of primary historic fabric. I therefore disagree that this is minimal loss of fabric since it is the oldest part of the building and highly significant. Jack rafter would be required above the window to ridge to make shape of the dormer, historic base coats of the thatch would be lost, and this disturbance would not be limited to the dorner itself since a large section of thatch would need to be removed in order to get a smooth

thatched coating. It may be possible that a gable windows may be possible however this would need detailed consideration.

- The enlargement of the dormer window in the 18th Century element of the building due to loss of historic fabric and significance – Again the need for this alteration is largely unjustified and would result in loss of historic fabric.
- Lack of details regarding heating pipe routes – no information has been supplied regarding pipe runs and this is essential to assess the overall impact on the historic fabric and potential impact on the significance. Can I suggest that the architect submits a strategy for installing heating runs. If this strategy looks sensitive with limited harm, it may be that this could be conditioned.
- Justification of the need to internally insulate both bedrooms on the first and second floor and lack of details to show how this proposal would relate to historic fabric and be fixed. - Details will also be required showing the relationship of the insulation to the roof members. Details of the proposed insulation materials will also be required and surface finishes.

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.

As such further information and amendments are required before a detailed assessment is made of this proposal.