Wiltshire Council Planning Consultation Response

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Officer's Title: Planning Officer

Application No: **PL/2023/07460**
Discharge of Conditions 3, 4 & 5 relating to application PL/2023/04538 (Demolish existing garage, build new garage/carport and turning space)
Voronzoff Gate, Froxfield, Marlborough, SN8 3HT

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

Recommendations:

X	Comment - Details as submitted are acceptable to discharge Condition 3 and 4. However further information is requested to discharge Condition 5.

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 site is a Grade II Listed Building. The house is not situated in a Conservation Area but is in the North Wessex Downs Area of Outstanding Natural Beauty.

Proposal: The approved scheme is the removal of an existing dilapidated wooden mono pitched roof garage with a three bay oak framed pitched roof double garage & carport.

Relevant planning history: PL/2023/04538 - DEMOLISH EXISTING GARAGE, BUILD NEW GARAGE/CARPORT AND TURNING SPACE (approved)

Issues: Impact on the setting of a listed building.

Assessment:
Condition 3 - No development above slab level shall commence on site until details of all materials to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. REASON: In the interests of visual amenity and the character and appearance of the area and the setting of the Listed Building.

Conservation comments: All materials as submitted are acceptable

Condition 4 - No works above slab level shall commence on site until details of all new rainwater goods and their means of fixing to the permitted building have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.
REASON: In the interests of visual amenity and the character and appearance of the area and the setting of the Listed Building.

Conservation comments: Details as submitted are acceptable

Condition 5 - No development above slab level shall commence on site until details of brick bond and mortar mix to be used on the brick plinth have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
REASON: In the interests of visual amenity and the character and appearance of the area and the setting of the Listed Building.

Conservation comments: Brick bond is acceptable however mortar mix will be required.
Summary & conclusion: Details as submitted are acceptable to discharge Condition 3 and 4. However further information is requested to discharge Condition 5.