Wiltshire Council Planning Consultation Response

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Officer's Title: Planning Officer

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Wiltshire Council Conservation (South and West - part)

Application No: **PL/2023/07629 (LBC)**
Reinstate 2 x Dormer Window
28-29 CHURCH STREET, MAIDEN BRADLEY, WARMINSTER, BA12 7HW

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)
x	Support subject to conditions (as 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.

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:



Photograph taken in 1999

28-29 Church Street was listed at grade II in 1987. The list description reads as follows:

House, divided into two. Late C17. Rubble stone, tiled roof, formerly thatched, brick stack to left. L-plan; No.28 is front range and No.27 is rear wing. Two-storey, 3-window front. Planked doors to left and right, C19 three-light mullioned casement to centre and single, C19 ovolo-moulded casement to right. First floor has two C17 three-light mullioned casements with leaded lights and one C19 two-light mullioned casement. Left return has C20 single casement to ground floor and C19 first floor casement. Rear wing has external stack with offsets to gable end, 3-light and 2-light mullioned casements. Interior has planked doors and wide moulded beam, said to support panelled ceiling, now concealed by inserted ceiling. An old postcard depicting this house refers to it as South Court Manor, the birthplace of Edmund Ludlow, 1616.

The house is also within the Maiden Bradley Conservation Area.

Proposal:

The application is for the insertion of two dormers on the street facing slope where there were previously dormers (although in a thatched roof covering which looks to be water reed, not tiled as is the current situation).



Snipped from the supporting heritage statement

The two dormers would serve the attic room.



Sales particulars. I have marked approx. position of proposed dormers

In terms of information provided (or not provided):

Existing and proposed front elevations ie showing position of dormers;

We have existing ground and first floor plans;

We have cross-sections showing the bathroom and attic and kitchen, bedroom and attic (not sure why, think this plan comes from the previous application)

In terms of detailed dormer/window details, we have:

A section drawing that shows the existing purlins are unaffected by the proposals;
Window details elevations and sections;.

What we do not have is an existing and proposed attic plan (or an existing attic plan with the location of the dormers marked on it).

Issues: impact on the significance of the listed building and 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, the applicant has undertaken their own assessment based on research into the history of the building, photographic evidence and some physical work (ie removal of lathe and plaster – see historic report).

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:

It is not clear whether dormers were original to the attic space or a later addition, nevertheless, physical evidence shows their position. As such, given the disturbance (historic) of fabric in the area of the proposed dormers, the principle of two dormers in the suggested locations is not contested.

In terms of their design, the design of the dormers and the windows are considered appropriate to the character of the building and the conservation area.

I have speculated as to the position of the dormers in relation to the attic floorplan. I suggest clarification is sought from the applicant.

Summary & conclusion:

Section 66 of the Planning (LBCA) Act 1990 requires that new works preserve the significance and character of listed buildings. Section 72 of the Planning (LBCA) Act 1990 requires that works enhance or preserve the character of the conservation area.

I consider the proposals would be in accordance with Sections 66 and 72, as well as core policy 58 and chapter 16 of the NPPF.

Suggested conditions
Lathe and plaster is used to make good areas where plaster has been revealed;
Supplementary tiles to match.