Wiltshire Council Planning Consultation Response

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Officer's Title: Planning Officer

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Application No: **PL/2023/08632 (LBC) and PL/2023/08458**
Eastleigh Court, Bishopstrow, Warminster, BA12 9HW
Demolition of single storey flat roof extension, construction of a new single storey and two storey extension with 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)
x	Continue to 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:

Eastleigh Court is a former country house on the south-western edge of the village of Bishopstrow. It sits within its own parkland. It was listed at grade II in 1986 and the list description reads as follows:

'Detached house. Circa 1880. Flemish and English bond brick, tiled roof, grouped octagonal brick stacks. L-plan. C17 style. Two- storey, 5-windowed front; mullioned windows. Projecting porch to left of centre with Tudorarched double doors with ornamental hinges, side lights, to either side is 3-light stone mullioned and transomed window to ground and first floor, over door is 5-light oriel on carved stone brackets, attic gables have 2-light ovolomullioned windows, saddleback coped verges. Range to right has two 3-light mullioned windows to ground and first floors. Left return has half octagonal 2-storey bay with cross windows to right, cross windows to centre and to left a projecting range with cross windows and 2-light mullioned window to attic gable. Right return has 4- light mullioned and transomed window with king mullion and cross window to first floor, 2-light mullioned window to attic. Rear has wooden cross windows in chamfered brick surrounds, wooden square bay to centre, lead rainwater heads and downpipes. Interior not accessible at time of survey (April 1985). An unaltered gentleman's residence, with good detail. Probably a rebuild of a house built on same site in 1830s, by Astley family. (VCH. Wiltshire, Vol 8, 1965, p.6).

The house is also within the Bishopstrow conservation area.

Proposal:

The house is currently in office use and the proposals relate to that continued office use. As set out in the D&A statement there are several significant parts to the proposals being:

Construct a new west wing (reinstating the lost 1887 wing), copying the detailing of the existing wing (to provide symmetry);
Replace the single-storey modern extension with a new extension
Improve the office facilities;
Create a new access.

The Design and Access statement by Baxter Green Associates sets out the reason for these applications:

'The extensions and associated works that form this application are the same as those approved under application numbers 20/06499/FUL and 20/07096/LBC. The conditions attached to these consents have been formally discharged (PL/2022/07706) except for condition 4 on 20/06499/FUL relating to ecology surveys. The ecology surveys were completed in August 2023 and are included as part of this application.'

Issues: impact on the significance of the listed building and 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. The original application was supported by an assessment of significance (Elaine Milton dated 2017) and has been resupplied with additional confirmatory information in the Design and Access statement.

Assessment:

I respect of the 'original' 2017 applications, I said:

'I have no objections to the proposals which preserve the special interest of the building and concur with the Assessment of Significance which says:

'The significance of the west wing to be restored would decisively outweigh the significance of the half-octagonal bay window;
There is compelling evidence for the west wing;
The form of the existing is not the result of a historically significant event;
The work respects the previous form;
No archaeological interest would be lost;
The maintenance implications would be sustainable.'

In addition, the removal of the existing single storey office extension (of an unattractive design) and the proposed landscaping proposals would enhance the significance of the building (it is considered the proposed 'orangery' design for the single storey extension would better enhance the building than the existing office extension).'

Summary & conclusion:

I consider the proposals comply with policies CP57 and CP58 and enhance the significance of the listed building, complying with paragraph 131 of the NPPF and Section 66 of the Planning (LB and CA) Act 1990.

Suggested conditions

In respect of the 2017 applications I suggested the following conditions:

- ~~Dormer details at a scale of 1:10 to be provided;~~
- Approval of brick and a sample panel (to match in bond and mortar colour the existing) to be constructed on site for LPA approval;

- Any new stone mullioned windows and the roof coping (suggested new additional wording) to be Bath stone and to match in detail;
- ~~Clay tiles for the extension to be approved;~~
- ~~Greater details about the proposed single storey extension (including a detail/section of the eaves) to be supplied;~~
- Details of the proposed rainwater goods.

I have put a line through those I believe have already been discharged.

In respect of condition 4 of 20/07096/LBC) it read:

No new walls shall be constructed on site until a sample wall panel, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall match in brick, bond and mortar colour the existing walls. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample. REASON: in the interests of visual amenity and the character and appearance of the Listed Building