# Wiltshire Council Planning Consultation Response

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**Application No:** **PL/2023/07869**
**Render repairs to external elevations. Replacing existing stone sign with new stone sign. Repair, renovation or replacement to existing timber windows.**
**8 HIGH STREET, CALNE, SN11 0BS**

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

**Recommendations:**

| | |
|---|---|
| | No Comment |
| | Support |
| X | 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.

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.

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**: 8d High Street is located in the centre of Calne Conservation Area on the pedestrian high street which is connected to Curzon Street. 8d High Street is a Grade II listed building, with other listed buildings around it.

**Proposal**: The proposal seeks the removal of the existing stone sign to the front of the property, which is damaged and is proposed to be replaced with a render finish. The proposed works also include removal of damaged render to the west and south elevations of the building. In addition, further work is proposed to the existing timber framed windows that either require replacing or renovation.

**Relevant planning history**: N/03/00546/LBC; PL/2023/00577.

**Issues**: Impact on significance of listed building. Impact on setting of nearby listed buildings. Impact on character and appearance of conservation area.

**Assessment**: Paragraph 194 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance. In this case, the application is accompanied by a "Heritage Statement" which provides sufficient information to understand the impact of the proposals and is proportionate to their scope. The requirements of the NPPF are therefore met in this respect.

Each aspect of this proposal are assessed and discussed in turn below:

<u>Removal of the existing stone sign to the front of the property</u>
As part of the external works, it is proposed to remove the existing stone sign that has become damaged and to replace this with render to match the rest of the plinth. The stone sign is not mentioned in the list description and is not shown in Historic England's image of the building, c.1981. As such the stone plaque is modern and is considered of limited significance.

As such in heritage terms the removal of the sign and replacement with lime render to match the remaining plinth is acceptable.

Render Repair

To the side of the property there is an area of render that has fallen away from the building and exposed the rubble stone behind it. This is causing damage to the main wall that no longer has its water proof layer. There is also a large damp patch to the front of the property between the canopy and the window above.

In heritage terms the need to prevent further water ingress and damage to the historic fabric is essential. As such providing that the render repairs are carried out in tradition lime render to match the existing, there is no objection to this proposal, subject to a condition for the render specification and overall finish.

Repair or Replacement of existing Timber Framed Windows

The alterations to the windows are mainly limited to general repairs and decoration with exception to the dormer windows. One dormer window in particular is showing significant signs of rotting. It may be possible if repairs are carried out soon that the proposed work could be limited to renovation and repairs rather replacing.

In heritage terms the repair rather than replacement of any windows is strongly preferred. If any replacement is necessary, replacement joinery is to be agreed in writing with the LPA following the submission of detailed scaled drawings of the replacement units, including sections and glazing bars.

**Summary & conclusion**: **Summary & conclusion**: As the NPPF states, heritage assets are an irreplaceable resource and it is important to conserve them in a manner appropriate to their significance. In heritage terms, this proposal complies with s.16(2) and s.72 of the P(LB&CA)A 1990, policy CP57 and CP58 of the Wiltshire Core Strategy and heritage advice in the NPPF subject to the following conditions: