Wiltshire Council Planning Consultation Response

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Fiona Webb
Senior Conservation Officer (Consultant)
Wiltshire Council Conservation (Central)

Officer's Name: Jane Sanger
Officer's Title: Planning Officer

Application No: **PL/2023/07911 & PL/2023/07763**
Demolition of small outbuilding alongside house; construction of new single storey garage with small store.
Worton House, High Street, Worton, Devizes, SN10 5RU

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: The site is a Grade II listed building located within Worton Conservation Area

Proposal: The application seeks the demolition of a small outbuilding alongside the house and the construction of new single storey garage with small store.

Relevant planning history: ENQ/2022/01326

Issues: Impact on the significance of the listed building; impact on the character and appearance of the 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 applications are accompanied by a "Design and Access Statement and 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.

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.

The house is a substantial three-storey property with a central front door and symmetrical bays either side, extending to all 3 storeys. It is quite elevated from the road, giving it a real presence on the High Street, and allowing a full height cellar under the ground floor. This is quite unusual within the village given its high water table. The house is believed to have been built c.1789, and constructed from red brick with some ashlar Bath stonework, all under a slate roof. The brickwork features fine rubbed arched heads to windows and openings, with a decorative stone portico to the front door.

There is evidence on the ground that a lean-to garage was constructed on the side of the house. The size of this garage was 7.4m x 4.4m.

The proposed new garage building has been designed to be subservient to the current house, and the roof to avoid interference with the window blanks in the elevation. A hip and small window has been introduced, picking up on the style of the adjoining outbuilding at Manor House Farm. The garage has been designed to minimise the impact upon the Conservation Area, being set back behind the established building line, low level and in keeping with the prevalent materials found on the older buildings within the village. The walls would be in matching brickwork, laid in lime mortar and in English bond. Untreated sawn oak beams to be built in to create the door openings. The roof would be from salvaged clay pantiles and salvaged half round clay ridge tiles. The doors and joinery to be from oak hardwood, to be left untreated to naturally weather.

One of the benefits to the listed building would be the removal of the incongruous boiler room/outbuilding which detracts from the significance of the heritage assets.

As such in heritage terms this proposal is considered acceptable subject to conditions for all materials and joinery.

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.

The impact of the proposals on heritage assets will be neutral and the requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of these applications.