Wiltshire Council Planning Consultation Response

2 October 2023

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

Officer's Name: Meredith Baker
Officer's Title: Planning Officer

Application No: **PL/2023/05245**
Change of use for a section of the current Crown & Anchor car park and the erection of a Chalet Bungalow design, 3 bedroom detached dwelling with parking, garden and access.
CROWN AND ANCHOR, CROWOOD LANE, RAMSBURY, MARLBOROUGH, SN8 2PT

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

Recommendations:

X	Comment
	Support
	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. This is my second conservation consultation on this application and follows on from the submission of amended plans.

Policy: 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 Crown & Anchor Public House is situated towards the east side of Ramsbury. The pub has a large car park that is accessed from Whittonditch Road.

Proposal: The proposal is for change of use of part of the car park and to build a three bedroom house on the land.

Relevant planning history: ENQ/2022/01322; PL/2023/01050

Issues: Impact on the character and appearance of the conservation area; impact on setting of listed building.

Assessment: The plans have now been amend as follows:

- The overall footprint of the house has decreased by approximately 10% allowing for more space around the proposed dwelling.
- The dwelling has been moved further back so it is slightly behind the principle elevation of No1 and No2 Whittonditch Road.
- The dormers have been reduced in size.
- The car parking has been moved to the front of the dwelling and off Whittonditch Road.
- A hedge row has been provided to the front boundary of the property and the hedgerow to the side of the proposed has been extended to the rear boundary.

In conservation terms, the scheme has slightly improved in that the building has been slightly set back in the plot, the parking removed from the road frontage and a hedgerow provided to the front boundary.

However I can see no changes in the size of the proposed dormer windows and these still appear too dominant. The proposed dormers are large and are not typical of buildings within the conservation area.

The car parking has been moved to the front of the dwelling and off Whittonditch Road with a small amount of shared access to the Crown & Anchor. This also shields the dwelling for the road view and will not interfere with the grass verge/bank.

A hedge row will be added to the front of the property adding further shielding of the proposed from the street view (an added visual has been produced giving an idea of the new street view). The hedgerow to the side of the proposed has been extended to the rear boundary.

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.

As such amendments are therefore required before the application can be determined/fully assessed:

- Reduce size of dormers and consider omitting side dormer