CASE OFFICER'S REPORT

Application Reference:	PL/2023/06264
Date of Inspection:	
Date site notice posted:	Sent to site owner
Date of press notice:	
SITE ADDRESS:	Quince Cottage, Duck Street, Tisbury SP3 6LJ
PROPOSAL:	Stabilising work is required to the garden boundary wall to Duck Street, involving a combination of a concrete slab with upstand and underpinning at the wall edge.

POLICIES

Wiltshire Core Strategy CP 58

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Chapter 16 of the NPPF (revised July 2021)

CONSULTATION RESPONSES

Tisbury Parish Council: no comments received

Archaeology: no objection

REPRESENTATIONS

None received

THE HERITAGE ASSET

Quince Cottage is a grade II listed building. The list description reads as:

'Detached cottage. C17. Rubble stone, thatched roof with brick and limestone stacks, coped verges. L-plan with entrance to rear. Single storey and attic, 3 windows. Rear wing has planked door and 2-light casements with 3-light recessed chamfered mullioned casement to C17 range to left. Range parallel to road has 3-light and 2-light casements and attic dormer with 2-light casement, rear of this

range has blocked doorway and 2-light and 3-light casements, left return has C20 oriel to first floor. Interior not accessible at time of survey (January 1986)'





The wall, by virtue of being attached to the cottage and within its curtilage, is considered to be covered by the listing (ie 'curtilage listed').

The house is also within the Tisbury Conservation Area.

PREVIOUS PERTINENT PLANNING HISTORY

PL/2022/05613 (LBC) and PL/2022/05249 Demolish existing outbuilding; carry out minor excavation works; and erect detached garage/carport

Email from owner to planning case officer

'The work at Quince Cottage is substantially complete but is currently on hold pending potential problems with the boundary wall to Duck Street.

As part of the Planning Approval required a reduction in ground level by 500mm, the boundary wall's footings have been undermined. We have therefore not excavated too close so as to prevent destabilising the wall.

The next step is to engage a structural engineer and assess what needs to be done so that we can complete the driveway works. It is likely that underpinning is required or some additional supporting structure.

Once the solution has been determined we will be able to go ahead and complete the work. '

THE PROPOSALS

The application is for the stablisation of a stone wall which runs part of the way along the front boundary (facing Duck Street).

A drawing by a structural engineer proposes the underpinning of the end of the wall to a depth of 450mm with a concrete mix.

In addition to underpinning the end of the wall, a dwarf L-shaped retaining wall shall be constructed to the rear (garden-side) of the wall for a length of 8 metres to support the wall (the footings having been exposed through the removal of soil in this area).

There will be no requirement to dismantle and rebuild the wall.

THE LEGISLATIVE/POLICY FRAMEWORK

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 says:

'*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority…… shall have special regard to the desirability of preserving the building or its setting….'*

Paragraph 197 of the NPPF says:

'In determining applications, local planning authorities should take account of:

The desirability of sustaining and enhancing the significance of heritage assets……'

Paragraph 206 that:

'Local planning authorities should look for opportunities for new development within Conservation Areas ….and within the setting of heritage assets, to enhance or better reveal their significance.'

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.

ASSESSMENT

5.6 of the Heritage statement (submitted with the previous application) says:

'The stone wall at the front of the site is of value as a historic boundary treatment within the setting of the cottage'

And that the stone wall (paras.5.9 and 5.12)) in respect of the CA is a local feature ie

…….the existence of local limestone walls

And

'The natural stone boundary wall adds to the sense of enclosure within the lane, and reflects an important element and material found within the character area'.

The works are required as the previous application proposed the lowering of the site ground level on the garden side of the wall to ensure that the new garage/study would not be over-bearing in terms of the neighbours.

As a result of the lowering of the land, the footings of the wall have been exposed and the wall has been de-stablised.

The proposals would ensure the retention of the wall and would have no material adverse impact on its appearance (the new retaining wall being low) and therefore is considered to not

harm the special interest of the wall nor the setting of the listed building or the Tisbury conservation area.

There would be no impact on the Tisbury conservation area in view of the new dwarf plinth wall being modest and on the garden side of the wall.

RECOMMENDATION: APPROVE with conditions