Wiltshire Council Planning Consultation Response

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Officer's Name: Amy Houldsworth
Officer's Title: Planning Officer

Jocelyn Sage
Senior Conservation Officer
Wiltshire Council Conservation (South and West - part)

Application No: **PL/2023/8232**
22 Catherine Street Salisbury SP1 2SA
Retrospective application for a new shopfront & fascia

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)
	Support subject to conditions (as set out below)
	Object (for reasons set out below)
x	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 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.

Site and assets considered:

Whilst the building is not listed, it is adjacent to a listed building (number 26-28 Catherine Steet) and opposite listed buildings. The building is also within the City of Salisbury conservation area. The adopted appraisal identified 22 Catherine Street as a building that makes a 'positive contribution' to the character of the area (or at least 'did' prior to the unauthorised works), which one would equate with a non-designed heritage asset.

Previous planning history

An enforcement case was opened in respect of the existing shopfront, which was installed without the relevant planning permission.

A previous application was submitted which sought consent for some of the works already implemented but with some proposed changes. That application was refused. The reason for refusal was:

'By virtue of the uncharacteristic features installed and the 'crude' visual appearance of the installed shopfront the works are considered to result in visual harm upon the overall Character and Appearance of the Conservation Area and the negatively impacts upon the setting of nearby Listed properties, contrary to sections 66 and 72 of the Planning (LBCA) Act 1990, core policies 57 and 58 of the Wiltshire Core Strategy and paragraph 197 of the NPPF'

Current proposal:

The existing plans show the current unauthorised works, as such, one must recall the previous situation (ie in affect ignoring what has been implemented).

The unauthorised works are:

Reconfiguring the shopfront, the previous shop had a recessed doorway;
Erecting a large box fascia with backlit lettering in aluminium;
Removal of the brick and timber stall riser;
Replacement of the glass and original door.

The proposals that are the subject of this application area:

- A replacement timber fascia with lettering on pins
- A fascia that is the full width of the property (as viewed at first floor level ie including the side entrance to the flats above);
- A timber hanging sign;
- An awning casing (and awning) painted the same colour as the shopfront;
- The introduction of mullions to divide the plate glass;
- A taller timber stallriser with timber beading mouldings;
- A new door with kickplate

What remains unchanged is the loss of the recessed doorway ie they are seeking to retain the flush arrangement.

Issues: impact on 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. This includes conservation areas which are heritage assets. In this particular case, the application is accompanied by a Design and Access statement which notes the site is within the conservation area.

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.

Assessment:

The proposals as presented seek to address concerns raised by myself and other consultees. As such, I welcome the proposed changes which will reinstate some of the lost 'historic' character of the original shopfront and which will be a significant enhancement in respect of the existing unauthorised shopfront.

I regret the loss of the recessed doorway – characteristic of a traditional shopfronts and 'flagged up' in our Shopfronts leaflet. I consider the loss of this feature continues to cause some harm to the conservation area, although the proposed changes to the stallriser, door and division of glazing, lessen that harm. The harm in any case should be balanced against the perceived public benefits (ie paragraph 202 of the NPPF).

Summary & conclusion:

Section 72 of the Planning (LBCA) Act 1990 requires that works preserve or enhance the character of the conservation area. The current unauthorised works have a significant adverse impact on the character of the conservation area. The proposed changes would ameliorate those 'harms', although the recessed doorway would not be re-introduced. On balance, taking into account the shabby character of the original shopfront, I think the proposals would have an overall neutral impact (overall preserving the character of the CA) in accordance with Section 72 of the Act and therefore I raise no objections.

Suggested conditions
Approval of colour;
Fascia to have a timber moulding around edge;
Stallriser to have a timber moulding around panels.