Wiltshire Council Planning Consultation Response

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Officer's Name: Selina Parker-Miles
Officer's Title: Planning Officer

Application No: **PL/2023/08922**
Discharge of Condition 4 and 5 on PL/2023/06760 (Partial deconstruction and rebuilding of leaning part of rear boundary retaining garden wall)
THE LITTLE HOUSE, 20 ALFRED STREET, WESTBURY, BA13 3DY

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

Recommendations:

	No Comment
X	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.

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.

Site: The property is a Grade II listed building located within Westbury Conservation Area. The site also affects the setting of neighbouring listed buildings – Horse & Groom PH (Grade II) and the Bitham Mill complex (Grade II).

Proposal: The proposal seeks to discharge conditions for bricks, mortar and brickbond for the partial deconstruction and rebuilding of a leaning part of the rear boundary retaining garden wall.

Relevant planning history: PL/2023/06760

Issues: Impact on significance of curtilage listed wall, impact on setting of listed buildings, impact on character and appearance of conservation area

Assessment: The host property is a Grade II Listed Building dated from early C19, with a stucco on brick facade facing the front garden. This front garden is long, with a dwarf wall and railings towards the road. Either side are red clay brick walls, topped with Bath-stone coping. The rear garden retaining wall is a clay brick wall with similar design to the front garden walls and is public facing. Wallscape within Westbury Conservation Area is an important feature which makes a positive contribution the the character and appearance of this designated heritage asset.

It is proposed that the new wall is to be constructed from both the salvaged bricks from the existing wall, as well as reclaimed bricks to match the existing. The reclaimed bricks have been chosen to match the existing in shape, colour and texture. A sample of the reclaimed bricks against the existing wall has been submitted by the applicant and is a good match.

It is proposed that the brick bond is to match the existing. The existing wall has different bonds in the different thickness of the wall. The 328 thick portion of the wall is laid in a traditional English Garden Wall Bond. This will be matched in the reconstructed portions of the wall. The top 215 thick portion is laid in a traditional English Bond. This will be matched in the reconstructed portions of the wall. A solider course will be present at the top of the 215 thick portion of the wall to match the existing. These brick bond details are acceptable.

In regard to the mortar joints it is proposed that these will be of a thickness and colour to match the existing. The mortar mix proposed is as below and is considered acceptable:
3:1, Portland Stone Dust, 1.2 Down (Sieved fine material) : NHL3.5 Lime, 5% of lime volume with added Pozzolan Vicat Prompt.

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.

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 the discharge of Condition's 4 and 5.