Wiltshire Council Planning Consultation Response

13 November 2023

Fiona Webb
Senior Conservation Officer
Wiltshire Council Conservation (Central)

Officer's Name: Verity Giles-Franklin
Officer's Title: Senior Planning Officer

Application No: **PL/2023/07606**
Change of use from wine shop to a retail bakery for the sale of bread and other baked goods (cold) to visiting members of the public
4 Silver Street, Bradford on Avon, BA15 1JX

Please find following comments in respect of the above application.

Recommendations:

X	Comment (for reasons set out below)
	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)
	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 or enhancing 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: The property is an unlisted building located within Bradford On Avon Conservation Area. The building affects the setting of numerous listed buildings including the neighbouring King's Arms, which is Grade II.

Proposal: The proposal seeks the change of use from a wine shop to a retail bakery for the sale of bread and other baked goods to the public. As part of these works it is proposed to re-open and replace the air vent on the north wall and to replace and upgrade the air conditioning unit.

Relevant planning history: N/A

Issues: Impact on the setting of neighbouring listed buildings, impact on the character and appearance of 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 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 application is accompanied by a "Heritage Statement" which provides sufficient information to understand the impact of the proposal 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.

In this case the significance of the building lies largely with its architectural expression/detailing which positively contributes to the character of the conservation area. The rear of the building has, however, been compromised by poor extensions and alteration during the modern period and is of little interest.

Assessment: The proposal would make no changes to the front of the building other than to repaint the shop front and to change the sign to reflect the new business.

At the rear of the property, the work proposed is to reinstate an air vent and air conditioning system on the north wall. These works are replacing and upgrading existing equipment. The work

would not be publically visible as the area is a small blocked off space only accessible from the rear door of 4 Silver Street.

However it is noted from the submitted drawings that the line of the duct works appears to span past the line of the neighbouring building. As such clarification is sought on this proposal since the drawings do not show existing and proposed elevations.

As such clarification is sought through the submission of amended drawings and confirmation of the proposed air conditioning and ducting works.

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.

Additional details are therefore requested clarifying the proposed air conditioning and ducting works on the rear elevation.