Wiltshire Council Planning Consultation Response

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Officer's Title: Planning Officer

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Wiltshire Council Conservation (Central)

Application No: **PL/2023/09199 & PL/2023/08715**
Replacement of 4 windows on the rear elevation, from timber to PVCu
23 The Halve, Trowbridge

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: Sections 16(LBC) and 66(PP) of the Planning (Listed Building and Conservation Areas) Act 1990 - requirement to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

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."

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 building is a late C18 town house located within the conservation area.

Proposal: replacement of windows to the rear elevation

Issues: impact on the listed building, 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 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, whilst the applications are accompanied by a "Design and Access Statement" the document provides limited information about the building or to demonstrate any real understanding of the issues involved. It is incorrect in suggesting that only the front elevation of the building is listed – under current legislation (Section 1 (5) of the Planning (LB and CA) Act 1990) it is always the whole of the building which is listed. It is also incorrect in suggesting that double glazed or uPVC windows can resolve condensation – condensation is a result of moisture in the air condensing on the coldest available surface. If the windows are no longer the coldest surface in a room but nothing is done to reduce the moisture in the building atmosphere, moisture will condense elsewhere, often on the walls or behind furniture, where there is cold, still air. As a result, mould and mildew will often become a greater problem rather than being resolved.

However, whilst the document fails to meet the requirements of the NPPF, the proposals are easily understood and paragraph 195 also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are therefore offered on this basis.

Assessment: the building is a Grade II listed dwelling dating from the late C18 and located in a roadside position at the edge of the historic town core and within the conservation area. The property is a typical terraced town house constructed in brick which is rendered and lined to imitate stone. Sash windows were reinstated to the frontage in the late 1990s. The rear elevation is entirely modern and does not contribute to the special interest of the building. The list description notes that the building is listed primarily for its group value.

The special interest of the building largely lies with its front elevation and the contribution that it makes to the conservation area and setting of neighbouring buildings. The rear elevation is entirely modern, as are the style, proportions and materials of the existing windows, which are in a poor state of repair. The works will not involve any loss of historic fabric or character and, in this particular case, replacement in a similar style will ensure that the works overall will have a neutral impact on heritage assets.

As a result, the proposals are considered to comply with current legislation and policy and I have no objection.