Wiltshire Council Planning Consultation Response

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Fiona Webb
Senior Conservation Officer (Consultant)
Wiltshire Council Conservation (Central)

Officer's Name: Jane Sanger
Officer's Title: Planning Officer

Application No: **PL/2023/09646**
Discharge condition No.3 on PL/2023/01282
27 High Street, Bromham, Wiltshire, SN15 2HA

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

Recommendations:

X	Comment (see comments below)
	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.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. Proposals are required to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development…
ii. the retention and enhancement of existing important landscaping and natural features…
iii. responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

Site: The site is with a curtilage of a Grade II listed building within the setting of Bromham Conservation Area.

Proposal: The proposal seeks the installation of solar PV onto an outbuilding

Relevant planning history: PL/2023/01282 - Installation of Solar PV onto outbuilding

Issues: Design and impact of the proposal on the setting of the Conservation Area, Impact of the proposal on the setting of the Listed Building.

Assessment:
Condition 3 - Notwithstanding the approved drawings, the photovoltaic (PV) panels shall not be installed on site until the following have been submitted to and approved in writing by the Local Planning Authority: (i) The exact details and plans (elevations/sections) showing how the panels shall be integrated into the roof, detailing their projection above the roofslopes, set on the mounting brackets and rails; (ii) A full specification detailing the colour, finish and reflectance of the PV panels and the associated framework. The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the setting of the listed building and the setting of the conservation area.

Conservation comments – Looking at the information submitted, this is all very generic and not specific to this installation. Hence further details are required showing how the panels shall be integrated into the roof, detailing their projection above the roofslopes, set on the mounting brackets and rails; also a full specification is required detailing the colour, finish and reflectance of the PV panels and the associated framework.

As such further information is requested.