Wiltshire Council Planning Consultation Response

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Wiltshire Council Conservation (Central)

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

Application No: **PL/2023/09538**
Discharge of Condition 3 relating to PL/2023/05878 - Improvements to boundary wall, entrance wall and gates.
Abbotsbury, 164 Westbury Leigh, Westbury, BA13 3SH

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

Recommendations:

	Comment (for reasons set out below)
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.

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 property is a Grade II listed building and also the listing includes the south west front boundary wall

Proposal: The proposal seeks improvements to the boundary wall, entrance wall and new gates.

Relevant planning history: PL/2023/05878 & PL/2023/05218 - Improvements to boundary wall, entrance wall and gates.

Issues: Impact on the significance of the listed building

Assessment:
Condition 3 - No development shall commence pursuant to the coping detailing until the requisite stone material has been confirmed and approved in writing by the Local Planning Authority. Thereafter, the external stonework shall be constructed in accordance with the approved details.

REASON: In the interests of preserving the historic fabric, character, and appearance of the listed building and its setting.

Conservation comments – Three different stone samples have been submitted pursuant to discharging the stone coping detailing. The drawing showing the drip rail detail of the copings is considered acceptable. The preferred coping stone is Hartham Park Ground Stone Ashlar.

There is no objection to the Hartham Park Ground Stone Ashlar (sawn split and tumbled) for the boundary wall and entrance wall, the T2 Ashlar for the coping and the ground stone ashlar for the gate pillars.