Wiltshire Council Planning Consultation Response

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

Officer's Name: Steven Sims
Officer's Title: Planning Officer

Application No: **PL/2023/06738**
Erection of a detached garage, with home office over
Cottles Barn, Farleigh Wick, Bradford on Avon, BA15 2PU

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

Recommendations:

X	Comment (for reasons set out 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.

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.

Historic England Advice Note 2 – Making changes to Heritage Assets illustrates the application of policies set out in the NPPF in determining applications for PP and LBC.

Site: The application site falls within the curtilage of a new property' known as Cottles Barn, which is still under construction in accord with the planning permission and listed building consent granted to convert the former Fox and Hound Public House as two separate dwellings and extend and convert the associated barn, as a separate dwelling. The site contains three heritage assets, a Grade II Listed Building known as 'The Fox and Hounds Inn', a Grade II Listed Building known as the Barn at the Fox and Hounds, and a Grade II Listed Building known as the Gate piers on north east side of the Fox and Hounds Inn.

Proposal: The proposal seeks the erection of a detached garage, with home office over

Relevant planning history: 19/10902 - Conversion and adaption of former public house to create two dwellings; conversion and extension of adjacent barn to create a detached dwelling (approved).
19/11539/LBC: Conversion and adaption of former public house to create two dwellings; conversion and extension of adjacent barn to create a detached dwelling (approved).

Issues: Setting of listed buildings.

Assessment: This is my second consultation response and follows on from the submission of revised plans following previous comments.

This proposal seeks permission for the construction of a detached garage with room over the garage as incidental accommodation in the form of a work from home facility. The garage would be finished with timber boarding over a small dwarf stone wall and below a slate roof. The garage would replace the approved parking spaces associated with the barn,. These spaces sit in part under the retained trees bounding the original hardsurfaced area utilised historically for parking and manoeuvring, as well as access to the land to the south. Additionally, the plan includes an extended rear eaves to create a storage for garden equipment and a log store.

Whilst the orientation of the garage has been changed, its height and number of rooflights reduced, the size and prominence of the proposed rooflights is a concern to the setting of the listed buildings.

If the applicant wishes to have large rooflights there is no objection to two of these being on the rear elevation. However please can these be removed from the front elevation and the roofscape

is too cluttered; in order to provide additional natural light, there would be no objection to a larger window in the gable end as previously shown and a window in the ledged and braced door.

If this amendment can be made, in heritage terms I would accept this proposal.

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.

As such design amendments are requested before further consideration of this proposal.