Wiltshire Council Planning Consultation Response

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Application No: **PL/2023/08386**
Discharge of Condition 3 on PL/2023/02912 - Rebuild collapsed southern boundary wall between Old Stables and Holy Cross Church
The Old Stables, High Street, Seend, Melksham, SN12 6NX

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.

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 for planning. It sets out three overarching objectives for the planning system in the interests of achieving sustainable development – an economic objective of building a strong economy; a social objective of fostering well-designed, beautiful and safe places and an environmental objective of protecting and enhancing our natural, built and historic environment. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out policies concerning heritage and sustainable development and requires a balanced approach.

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.

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."

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.

Site: The Old Stables is a detached house converted from stables that originally formed part of the larger estate belonging to Seend House. Surrounding the property are a number of boundary walls that enclose its gardens. One of these walls has partially collapsed. The Old Stables is not listed and is located within the Seend Conservation Area. The site forms part of the northern boundary to the Church of the Holy Cross, which is Grade I listed. The Old Stables is set within its own grounds enclosed by a variety of walls and is accessed off Church Lane. To the east of the application site is a high rubble stone wall that forms The Old Stables boundary with Church Lane. This wall is grade II listed. At the southern end of Church Lane are the entrance gates and gate piers to Holy Cross Church that are separately listed grade II. The wall that the application relates is attached to one of the gate piers that is designated and forms the southern boundary to Old Stables gardens and the northern boundary to the churchyard. It is therefore considered to be listed by virtue of being attached to this designated heritage asset.

Proposal: Discharge of Condition 3

Relevant planning history: K/37436 - The erection of a conservatory (Approved); PL/2023/02912 - Rebuild collapsed southern boundary wall (Approved)

Issues: Impact on the setting of listed buildings, impact on the character and appearance of the conservation area.

Assessment: The Old Stables is not listed, however it forms part of a group of historic buildings that contribute to the setting to both Holy Cross Church and Seend House. The boundary walls that surround the property are generally over 2m high and built primarily from rubblestone. In contrast to this, the wall on the south side of the Old Stables, is lined in red bricks. The same wall, on the churchyard elevation, appears as a continuous rubblestone wall that connects to the listed gate piers at the entrance to the churchyard. The section that collapsed is therefore made up of bricks and stone and formed a straight section between two corners of the same wall. It appears that most of these materials have been salvaged from the collapsed wall for reuse.

Condition 3 states – No development above slab level shall commence on site until sample panels of stone, brick and mortar have been approved by the LPA.

Whilst a Schedule of Works has been submitted, no details of the sample panels have been submitted in order to discharge this application. These need to be built and detailed photographs submitted showing these panels.

As such further information is requested.

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.

Further details are requested showing details of the sample panels for the stone, brick and mortar.