Wiltshire Council Planning Consultation Response

30 October 2023

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

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Wiltshire Council Conservation (Central)

Application No: **PL/2023/09232**
Discharge of conditions 4, 5, 6 & 7 relating to application PL/2023/06954 (Essential structural repairs to timber frame and associated areas, including replacement rear gable end frame. Replacement of out of keeping conservatory with kitchen extension, single storey at rear. Improvement to en-suite bathroom layout, door relocation).
EAST BARTON, 55 MARTINS ROAD, KEEVIL, TROWBRIDGE, BA14 6NA

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

Recommendations:

	No Comment
	Support
X	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) 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 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." 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 a Grade II listed building located within Keevil Conservation Area

Proposal: The approved application is for essential structural repairs to the timber frame and updates to the layout and flow of the property, restoring previous door openings and room layouts.

Relevant planning history: ENQ/2023/00639 and PL/2023/06954

Issues: Impact on the significance of the listed building; impact on the character and appearance of the conservation area.

Assessment:
Condition 4 - Details of underfloor heating and floor finish/s.
REASON: In the interests of preserving the character and appearance of the listed buildings and their settings.

Conservation comments: The details submitted are acceptable.

Condition 5 - Proposed colour details of all external joinery.
REASON: In the interests of preserving the character and appearance of the listed buildings and their settings.

Conservation comments: The details submitted are acceptable.

Condition 6 - Details of metal rainwater goods. No works shall commence on this aspect until details of all new or replacement rainwater goods and their means of fixing to the building have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the listed buildings and their settings.

Conservation comments: The details submitted are acceptable.

Condition 7 - Details of extractor flues and vents. The works shall be carried out in accordance with the approved details.
REASON: In the interests of preserving the character and appearance of the listed buildings and their settings.

Conservation comments: The details submitted are acceptable.