Wiltshire Council Planning Consultation Response

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Wiltshire Council Conservation (Central)

Officer's Name: Joe Leesam
Officer's Title: Planning Officer

Application No: **PL/2023/07460**
DISCHARGE OF CONDITIONS 3, 4 & 5 relating to application PL/2023/04538 (DEMOLISH EXISTING GARAGE, BUILD NEW GARAGE/CARPORT AND TURNING SPACE)
VORONZOFF GATE, FROXFIELD, MARLBOROUGH, SN8 3HT

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.

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.

Site: The site is a Grade II Listed Building. The house is not situated in a Conservation Area but is in the North Wessex Downs Area of Outstanding Natural Beauty.

Proposal: The approved application is for the removal an existing dilapidated wooden mono pitched roof garage with a three bay oak framed pitched roof double garage & carport.

Relevant planning history: PL/2023/04538

Issues: Impact on the setting of a listed building.

Assessment:
Condition 3 - No development above slab level shall commence on site until details of all materials to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. REASON: In the interests of visual amenity and the character and appearance of the area and the setting of the Listed Building.

Conservation comments: All materials are considered acceptable.

Condition 4 - No works above slab level shall commence on site until details of all new rainwater goods and their means of fixing to the permitted 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 visual amenity and the character and appearance of the area and the setting of the Listed Building.

Conservation comments: Materials are considered acceptable.

Condition 5 - No development above slab level shall commence on site until details of brick bond and mortar mix to be used on the brick plinth have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
REASON: In the interests of visual amenity and the character and appearance of the area and the setting of the Listed Building.

Conservation comments: Brick bond is acceptable. However the mortar should have a flush joint, not a bucket handle finish.