Wiltshire Council Planning Consultation Response

8 November 2023

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Wiltshire Council Conservation (Central)

Officer's Name: Meredith Baker
Officer's Title: Planning Officer

Application No: **PL/2023/048871**
Discharge of Conditions 3, 4, 7 of PL/2023/04933
Old Manor Cottages, Church Street, Little Bedwyn, Marlborough, SN8 3JQ

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, 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 host building is a Grade II listed building located within Little Bedwyn Conservation Area. Associated with the main building are two curtilage listed brick outbuildings. The smaller of the two outbuildings was an outside privy.

Issues: impact on setting of listed building, impact and character and appearance of conservation area.

Assessment:

Condition 3 No development above slab level shall commence on site until details and samples of the materials to be used for the external walls, roofs and rainwater goods 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 host building.

Conservation comments:
Tiles – product details are required
Weatherboarding – depth of boarding and profile required
Rainwater goods – product details are required
Bricks and brick bond - – product details are required and brick bond

Condition 4 No works above slab level shall commence on site until details of all new external window and door joinery 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: The application contained insufficient information to enable this matter to be considered prior to granting permission in the interests of preserving the character and appearance of the listed building and its setting.

Conservation comments:
Door design – the details as submitted don't relate to the character of the barn and would be better as either a stable door or a ledged and braced vertical panelled door

Window design – the window design is shown as a top opening casement and this is not as shown on the approved scheme. Also the windows appear as chunky in profile and could be reduced to a traditional flush fitting casement. The proposed 24mm double glazing could also be reduced to slimlite double glazing 12mm.

Condition 7 Prior to works above slab level details of the number, design and locations of nesting opportunities for birds and native planting shall be submitted to the local authority for approval. These details should be clearly shown on a site plan. The approved details shall be implemented before occupation of the final works. Biodiversity enhancements will continue to be available for the target species for the lifetime of the development.
REASON: To provide mitigation/enhancement for biodiversity.

Conservation comments:
No conservation objection