Wiltshire Council Planning Consultation Response

8 November 2023

Jocelyn Sage
Senior Conservation Officer
Wiltshire Council Conservation (South and West - part)

Officer's Joe Richardson
Officer's Title: Senior Planning Officer

Application No: **PL/2023/09139 (LBC – not needed) and PL/2023/08974**
Proposed single storey extension to the Larmer Tree Pavilion kitchen within the Grade II* Listed Larmer Tree Gardens.
Larmer Tree Pavilion, Larmer Tree, Tollard Royal, Salisbury, SP5 5PY

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

Recommendations:

	No comment
	Support in principle subject to amendments to the scheme (as set out below)
	Support subject to conditions (as set out below)
	Object (for reasons set out below)
x	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.

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." 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.

Wiltshire Council's Core Strategy Policy CP57 'Ensuring high quality design and place shaping': A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

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 (amongst other things) "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" and "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.

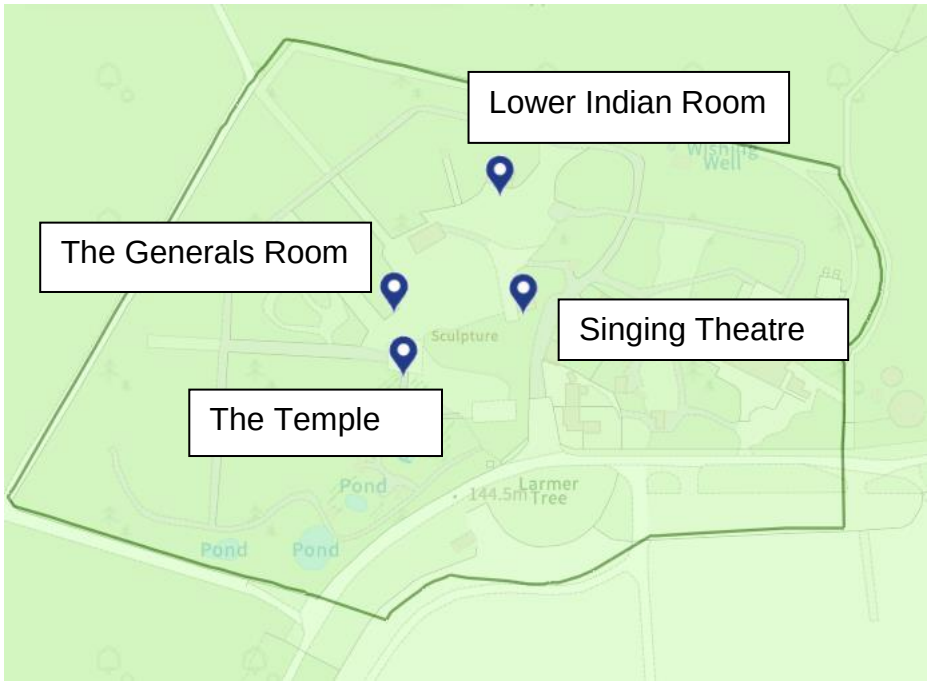
Site and assets considered:

Larmer Tree Gardens is a 19th century pleasure gardens developed by Pitt-Rivers on part of his estate, which is a wider historic landscape (former deer park), listed at grade II . The pleasure gardens are a separate listing (within the wider landscape) listed at grade II*. The following is an extract from the list description:

'The Larmer Tree Grounds, named after the Larmer Tree, a dead wych elm that stood at the entrance to the gardens, were laid out between 1880 and 1885, by the archaeologist and anthropologist A H L F Pitt-Rivers, for the recreation of the local people. The pleasure grounds contained statues, such as The Hunter of Early Days by Boehm (see photograph, c 1900 in Savills 1991), and various exotic buildings, some brought from India, placed here in order to introduce the public to foreign cultures. Works at the Larmer Tree Grounds started in 1880-1, and they were opened to the public in 1885. On a Sunday in July 1886, 400 people visited the pleasure grounds, and in 1893 it had 24,143 visitors (VCH 1987). In 1889 or 1890, Pitt-Rivers opened the nearby King John's House at Tollard Royal (outside the area here registered), a former farmhouse which he had converted into a small museum. It housed an exhibition on the history of pottery and needlework and included a public reading room for the local residents (ibid).

After Pitt-Rivers' death in 1900, as the grounds gradually became less popular, they fell into decay and some of the buildings and structures were demolished. In the late C20 the former Dining Hall of 1896 was extended and converted to a tea room. In the early 1990s, following storm damage, the gardens and several buildings were extensively restored.'

Within the pleasure grounds are four separately listed structures, being: The Temple listed at grade II; The Generals Room listed at grade II; the Lower Indian Room listed at grade II and the Singing Theatre also listed at grade II.



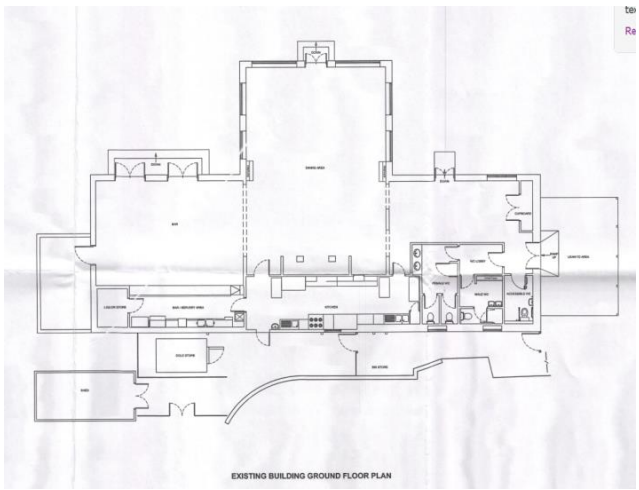
Proposal:

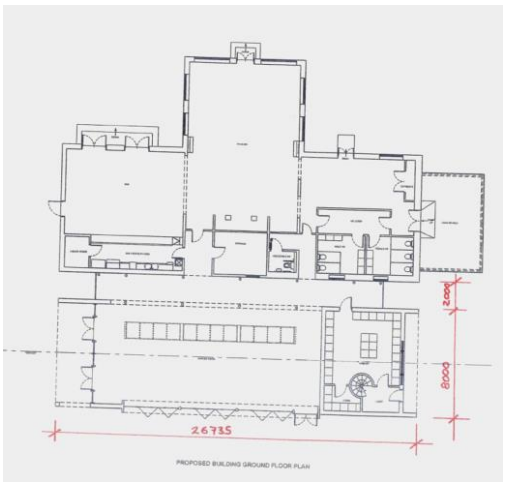
The proposal is for a single-storey extension to the Larmer Tree Pavilion kitchen which is a new structure within the grade II* park and garden.

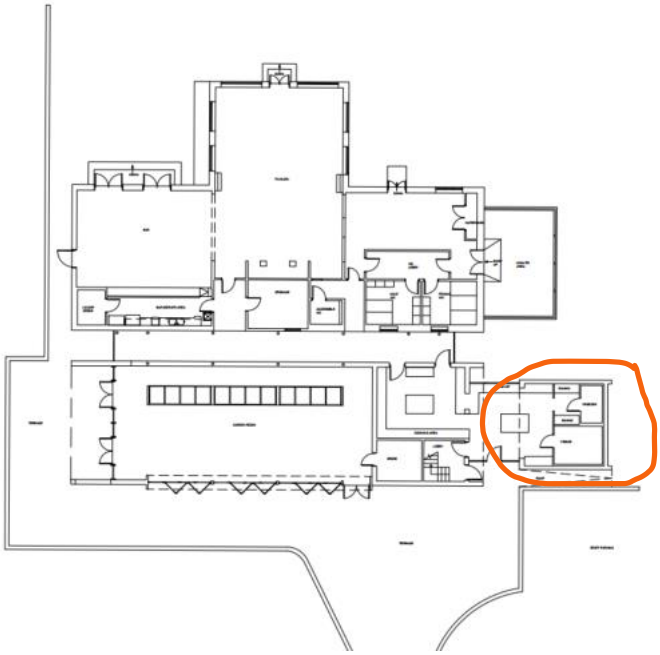
The building itself, is not a listed building. The Park and Gardens registration is not a statutory designation (it is on a list maintained by Historic England). As such, the proposals do not require listed building consent, however, if they require planning permission, then a material consideration of any planning application is the impact on the RPG.

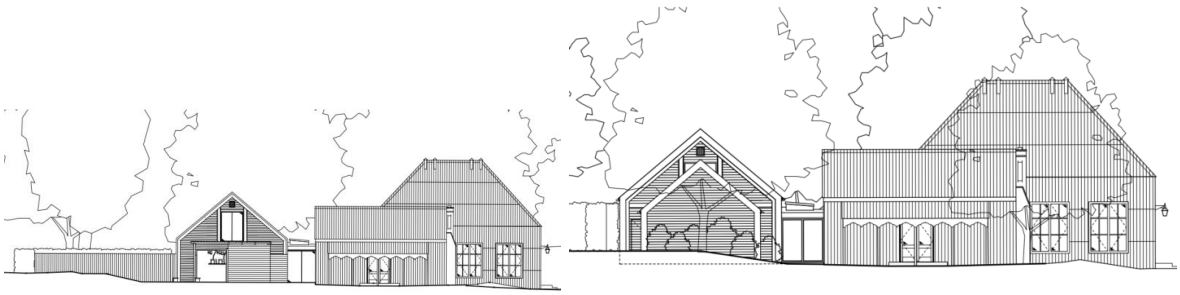
Planning background

Application 2/2012/1814 (FUL) was for the *'construction of a new pavilion adjacent to existing pavilion'*. It is this modern pavilion that the architect (who was also architect of the 2012 application) is seeking to extend (SE elevation).









Existing South East Elevation

Proposed South East Elevation

Issues: impact on the setting of the registered park and garden.

Information considered/provided: Paragraph 194 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. The application is supported by a Design, Access, Heritage and Sustainability Statement.

However, paragraph 195 also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

Assessment:

The proposals are for a small extension to a modern extension to an unlisted building. The approved extension is in a contemporary style. The extension (by the same architect) would be a modest and 'in

keeping' addition to the building. I consider the proposals would not have an impact on the setting of the 4 listed buildings within the pleasure grounds and would cause no harm to the interest of the RPG.