Wiltshire Council Planning Consultation Response

8 November 2023

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Principal Conservation Officer
Wiltshire Council Conservation (Central)

Officer's Name: Jonathan James
Officer's Title: Senior Planning Officer

Application No: **PL/2023/09314**
Discharge of condition 13 of planning application PL/2022/03063 (variation of Condition 2 of 19/11986/FUL relating to Approved Plans to Allow Amendments to Road Layout and House Designs)
Hales Farm, The Green, Urchfont, Devizes, SN10 4QU

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

Recommendations:

X	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)
	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 or enhancing 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 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 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.

Site and assets considered: New housing development affecting the setting of a listed building and Urchfont Conservation Area

Proposal: Discharge of condition for paint or stain finish

Relevant planning history: 19/11986/FUL; PL/2022/03063.

Issues: impact on the setting of neighbouring listed buildings, impact on the conservation area.

Information considered/provided:
Condition 13 - No paint or stain finish shall be applied to external timber (including, fencing, external walls and window joinery, until details of the paint or stain to be applied have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being first occupied. REASON: In the interests of visual amenity and the character and appearance of the area and to protect the character of the Conservation Area and setting of local heritage.

Conservation comments: The schedule of finishes for stains and paint is considered acceptable. I would however comment that the mortar colour would be better in natural lime colour rather than Red as proposed for the brickwork.