Wiltshire Council Planning Consultation Response

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

Application No: **PL/2023/10012**
Variation of Condition 2 (approved plans) on PL/2023/04933 to incorporate two conservation rooflights into the roof structure
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 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 '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.

Proposal: The proposal seeks the insertion of two conservation rooflights into the rear of a newly approved detached garage/carport with storage at first floor.

Relevant planning history: PL/2023/04933 – approved.

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

Assessment: The approved building is a twin bay garage and storage space above. The materials are timber weatherboarding with an external stair to the upper storey and an open garage doorway.

The first floor area in the approved plans for this building shows this space as storage. There is already a side window and a glazed door providing natural light to this storage space. The proposed rooflights are large taking up half the depth of the roof slope and would be positioned near both gable ends of the building where natural light is already available.

The rooflights would suburbanise and domesticate a new building. This appears an unnecessary addition to this newly approved building which would have no function apart from storage. This would add visual clutter to the roofscape of an ancillary out building which was designed as a simple high quality vernacular building. There appears to be no clear justification for these works which would have a impact on the character and appearance of the conservation area.

Summary & conclusion: The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It

makes clear that any harm to a designated heritage asset requires clear and convincing justification.

Whilst paragraph 202 allows that a level of harm may be offset by public benefits, which could include conservation benefits, in this case no objective justification has been provided for the works when this area of the building is merely for storage purposes and natural daylight is serving this use. As a result, the proposals fail to meet with the requirements of current conservation legislation, policy or guidance and I therefore recommend refusal.