CASE OFFICER'S REPORT

Application Number: PL/2023/08658 and PL/ 2023/07228

Address: FERNELY COTTAGE, WATER STREET, BERWICK ST JOHN, SHAFTESBURY, SP7 0HS

Proposal: Extending 2no. chimneys in height from approx 1.4m to 1.8m - to meet current Regs.

Date of Inspection:
N/A
Consultation Expiry:
09/11/23
Press Advert:
19/10/23

POLICIES
National Planning Policy Framework and the NPPG

Wiltshire Core Strategy
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 24: Spatial Strategy: Southern Wiltshire Community Area
Core Policy 57: Ensuring high quality design and place shaping
Core Policy 58: Ensuring the conservation of the historic environment Core Policy

Planning (Listed Building and Conservation Areas) Act 1990
Section 72

REPRESENTATIONS :

Berwick St John Parish Council – No objection

Conservation – No objection, subject to conditions

Third Party Comments **–** None received

Assessment

- Principle
- Scale, design and impact on the character and appearance of the Conservation Area
- Impact upon the Heritage Asset
- Impact on neighbouring amenity

Scale, design and impact on the character and appearance of the Conservation Area and impact upon a Heritage Asset

Wiltshire Core Strategy Core Policy 57 states:

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 complimentary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire….

In addition, The Conservation policies of the local plan and the NPPF seek to ensure that the existing significance, character and setting of the Conservation Area and any listed buildings would be preserved

or enhanced.

Fernely Cottage is a grade II listed semi-detached residential property and falls within the Berwick st John Conservation Area.

The application seeks approval for to Extend 2 chimneys in height from approx 1.4m to 1.8m - to meet current Regs.

From a streetscene perspective the proposed works are not considered to be overly dominant or pose any visual harm which would warrant a refusal.

The Councils Conservation Officer was consulted on the proposal and provided the following comments:

***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.

Building regulations are not applied retrospectively so one assumes that the clients intend to install woodburning stoves, triggering the need for a 1.8m chimney stack/pot combination. I also note that the ridge of the rear extension is higher than that of the front ridge.

The application is referred to me because it is a listed building and in a conservation area (I assume there is a 'sister' planning application too). Tall stacks and pots are not always supported as they can look 'jarring'. In this case, I raise no objections (I do not consider it would harm the special interest of the cottage or the CA), however, a detailed drawing of the proposed chimney stack and pot should be supplied. It will show the proportions of both stack and pot, that the pot is of a traditional clay character and that the corbelled brick detail will be replicated. New bricks should match the existing weathered bricks.

Therefore, the proposals are considered to comply with Core Policy 57 and 58. Conditions can be imposed upon any approval requesting the final detailed plan of both the stack and pot.

Impact upon Residential Amenities

Policy CP57 also states:

vii. Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing; vibration; and pollution (such as light intrusion, noise, smoke, fumes, effluent, waste or litter)

Due to the nature of the proposal and the fact the chimneys are existing, the proposal is not considered to pose any negative impacts upon any residential amenities.

Therefore, the proposal is considered to comply with Core Policy 57 in preserving residential amenities of any neighbouring properties.

Conclusion:

On balance, the proposal, is not considered to pose any harm which could warrant a refusal. The scheme is considered to preserve the historic significance of the Heritage asset and the proposed scale would be visually sympathetic to the overall character and appearance of the Conservation Area with a neutral impact, whilst upholding residential amenities. Therefore, the proposals are considered to comply with Section 66, and Chapter 16 of the NPPF & Planning (Listed Building and Conservation Areas) Act 1990 Section 72, Core Policy 57 and 58.

RECOMMENDATION: Approve, with conditions.