Wiltshire Council Planning Consultation Response

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Wiltshire Council Conservation (Central)

Officer's Name: Jane Sanger
Officer's Title: Planning Officer

Application No: **PL/2023/06532 & PL/2023/06399**
Convert redundant farm stone barns into holiday let accommodation. Insertion of one new window, one new internal door opening and 4 conservation style rooflights into fabric. Rebuild chimney. Replace windows. New stud partitions to first floors.
Little Thornham Farm, Trowbridge Road, Seend, Melksham, SN12 6PQ

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

Recommendations:

	Comment (for reasons set out below)
	Support
X	Support subject to conditions
	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.

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.

Site: The site is a Grade II listed stable and affects the setting of the main farmhouse which is also a Grade II listed building.

Proposal: The proposal seeks the conversion of the former farm building into a holiday let.

Relevant planning history: PL/2022/05945 and PL/2022/06239 – convert redundant farm store barns into holiday let (withdrawn)

Issues: Impact on the significance of the listed building; impact on the setting of the listed building

Assessment: This is my third response and follows on from the submission of amended plans.

The buildings are outbuildings to the historic farmstead and listed as late 18th early 19th stables and loft. It may have been built in 3 phases. It is mainly rubble stone with brick dressing and stone mullioned windows giving it a higher architectural status than some vernacular farm buildings. The southern section is clearly a former stable with the floor, evidence of the manager etc. The use of the northern section is more unknown but may have been a dairy room, although more recently referred to as a killing room maybe of chickens.

This is a significant improvement on the previous schemes and I am pleased to see the removal of the proposed escape window from the south elevation, the bathroom positioned in the down stairs lean-to and less subdivision at the first floor.

The revised plans as submitted address my previous concerns apart from one issue – the subdividing wall in the proposed first floor twin bedroom, I had requested that the upper part of the subdividing wall be glazed to allow full appreciation of this roof structure. However I consider that this could be dealt with via condition and the submission of a drawing. As such from a conservation point of view I am happy with this proposal subject to conditions.

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.

In this case the proposal will result in heritage benefits by virtue of the proposed investment in repair and upgrading/structural repair which will help to secure the future of the building facilitating the optimum viable use.

As such, this proposal is supported subject to the following conditions:

All materials
Joinery – internal and external doors and windows
Details of internal wall finishes (some walls to be left exposed stone, where necessary breathable lime plaster)
Details of internal floors, both ground and first floor
Ceilings to be lath and plaster

Details of subdividing wall in twin bedroom
Details of new staircase
Location of Air source heat pump and pipe runs
Details of internal lighting (walls lights not spotlights)
Details of roof and wall insulation
Details of external stone cladding including sample panel