Wiltshire Council Planning Consultation Response

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Fiona Webb
Senior Conservation Officer (Consultant)
Wiltshire Council Conservation (Central)

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

Application No: **PL/2023/09620**
Repairs to boundary wall located to the rear and alterations to the gutter
121 Southbroom Road, Devizes, SN10 1LY

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

Recommendations:

	Comment (for reasons set out below)
	Support in principle subject to amendments to the scheme (as set out below)
X	Support subject to conditions (as set out below)
	Object (for reasons set out below)
	No objections

As the NPPF states, heritage assets are an irreplaceable resource and it is important to conserve them in a manner appropriate to their significance. Further information is therefore required.

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." 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 and assets considered: The main property to which this proposal relates is an unlisted building located in Devizes Conservation Area. The boundary wall to which the application relates forms the south western wall of the site. The proposal also affects the setting of two neighbouring listed buildings.

Proposal: The proposal seeks the repair and strengthening of the wall and alterations to the gutter.

Relevant planning history: ENQ/2023/00463 – Advice on the repair of a partially collapsed wall

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

Assessment: This is my second consultation response and follows on from the submission of a Heritage Statement and visual structural survey of the wall (February 2023).

The boundary wall is the south-western boundary of 121 Southbroom and the neighbouring property at 1 Sidmouth Street. The wall and both buildings to which application relates to are not listed. However, the wall is situated within Devizes Conservation Area as well as on the back of listed buildings at 117 & 119 Southbroom Road and 20,21& 22 Sidmouth Street.

The site itself is situated in the courtyard accessed, but not visible from the Southbroom Road. The site is hidden from the eye of the general public and visible from the back of the adjacent properties only.

The wall is proposed to be partial deconstructed and consolidated. The upper 215mm thick portion of the wall is currently unstable and needs to be carefully taken down for safety reasons. This portion wall is not proposed to be reinstated, as it offers no structural benefit, and would decrease the load on the lower portions of the wall. The roof profile also requires minor alterations at eaves level to allow a traditional eaves gutter to be installed. The lower portion of the wall requires careful repairs to consolidate the existing. Where loose or lost masonry is recorded this needs to be reinstated. New masonry units to visually match the existing (Bath-stone), will be laid in a breathable lime mortar. Where timber plank elements are currently present in the wall these will be carefully removed and replaced with suitable masonry units. The exact extent of these works will only become clear once the existing render is removed.

Local repointing works will also take place as required where existing joints are weathered. All pointing works will use a breathable lime render, the colour to match existing elsewhere on the

wall. The repaired wall will then be left as exposed rubble Bathstone. New copings and lead flashings will also be provided to the new top face of the proposed lowered wall.

In heritage terms, there is no in principle objection to these works and these works represent a positive and sympathetic repair to the existing fabric and structural condition of the wall.

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.

The impact of the proposals on heritage assets will be positive and the requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the applications.

Conditions:
Materials to match existing
Mortar mix