Wiltshire Council Planning Consultation Response

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Application No: **PL/2023/09344 & PL/2023/ 08970**
Removal of modern porch structure, new door joinery, removal of asbestos roofing on curtilage listed structures
Wharf Cottage, 553 Canal Bridge, Semington, Trowbridge, BA14 6JT

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

Recommendations:

X	Comment (for reasons set out below)
	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.

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: Wharf Cottage is a small stone built cottage situated along the canal side in Semington. The property is a Grade II listed building.

Proposal: The proposal seeks the removal of a modern porch structure, new door joinery, removal of asbestos roofing on curtilage listed structures and the erection of a garden fence.

Relevant planning history: N/A

Issues: impact on the significance of the listed building.

Information considered/provided: This is my second consultation response and follows on from the submission of amended drawings following previous consultation comments.

Assessment: The cottage sits adjacent to the canal on the west side of the site. The original house was built as a simple two up, two down dwelling with central chimney; entrance and stairs, and almost certainly, with a stone built single storey leanto at the rear. This has since been extended with a two storey flat roof extension with cement render. A composite block and stone lean-to porch has been added to the front of the cottage, and the original front door removed. Various garage and outbuildings are sited in an ad hoc fashion along the west side of the site. These were built later than 1948 and as such do not fall within the listing. It is the applicants intentions to clear these in their entirely. A single largely modern stone and block built outbuilding to the south of the house sits up against what appears to be the original stone wall of the original outhouses, and the site boundary. This in turn, is physically connected to the house by a polycarbonate and timber roofed covered area.

Each element of the proposal is discussed in turn below:

- New Door Joinery – The proposed front door has now been amended to a 4 panelled timber door without glazing. Regarding the proposed doors in the north and south elevation, both of these doors have now been amended to a 4 panelled timber door with glazing top panels. Details are acceptable in heritage terms.
- Erection of a garden fence - There was no heritage objection to the previously proposed picket fence around the defined garden area and this should be reinstated since historic mapping clearly indicates that there was a protected and defined garden or yard area in front of the cottage. However the annotation for the canal frontage boundary treatment should be removed from the plans.
- Boundary Wall around plot – There is a section of walling to the south that has collapsed. This needs to be shown on the plans as being reinstated to match the original. Also ideally the plans need to annotated with ‘walling to be repaired to match the original detailing in lime mortar’.

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.

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 amendments are therefore required.