Wiltshire Council Planning Consultation Response

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Application No: **PL/2023/09567**
Discharge Condition 3 on PL/2022/09567 – Replacement of existing single storey conservatory structure
The Crown, New Park Street, Devizes, SN10 1EA

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

Recommendations:

	No comment
	Support in principle subject to amendments to the scheme (as set out below)
X	Support
	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 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."

Site and assets considered: the site is an C18 public house constructed in brick and with long rear ranges running back from the street in the manner typical of burgage plot development. It is located on the outside of New Park Street which follows the curved line of the historic defences of Devizes Castle. It is listed at Grade II and lies within the designated conservation area.

Proposal: the approved development is for the replacement of the existing rear conservatory which encloses the formerly open area between the two rear ranges.

Issues: impact on the listed building, impact on the conservation area.

Relevant planning history: PL/2022/09567 – Replacement of existing single storey conservatory structure

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Assessment: Condition 3 states - Full details of the frames of the roof lanterns, the flat roof light, and the crittal doors and side screens, to include details of type and thickness of metal, the finish and colour, and the manner by which the frames are to be affixed to any existing wall, shall be submitted to and approved in writing by the Local Planning Authority prior to their erection or installation as part of the works hereby granted consent. The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed with the Local Planning Authority before these particular works commence, in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

Conservation comments – Details as submitted are considered acceptable and this condition can be discharged.