Wiltshire Council Planning Consultation Response

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Officer's Name: Mary Rose Scott
Officer's Title: Planning Officer

Jocelyn Sage Garside
Senior Conservation Officer
Wiltshire Council Conservation

Application No: **PL/2023/09847**
Priory Lodge, 93 Brown Street, Salisbury
Demolition of rendered brick parapet and remains of rendered cornice. Re-construction of parapet using brickwork to match the main, west elevation. Repairs and re-pointing to west, north and south elevations. Removal of 2 no. chimney stacks and their re-construction to match existing. Re-pointing of chimney stacks, generally. Repairs and replacements to some false quoin blocks and keystones.

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

Recommendations:

x	comment
	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.

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 207-9 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 203 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."

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.

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.

Site and assets considered:

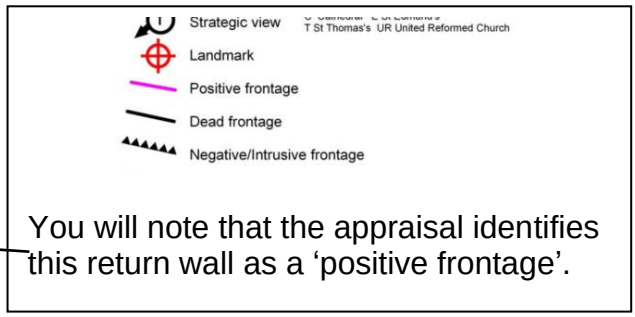
Priory Lodge is a grade II listed building. The list description reads as follows:

'C17 altered C18 and early C19. 3 storeys, red brick on projecting plinth. Rusticated quoins. Rendered cornice and parapet. Trace of C17 masonry to rear next to No 95 (The Priory) qv. Symmetrical front. 6 windows to upper floor, sill courses and leaf carved consoles. Ground floor has yard entry to left, one window-door-and 2 windows to right. All windows have keystones, sashes, no glazing bars. Door of 6 fielded panels with C18 knocker. Plain arched fanlight. Doorcase of Doric pilasters, broken entablature and open moulded dentil pediment. Diamond medallions on frieze over pilasters. Rope swag and medallion ornament in low relief over arch. ***The side wall of Priory Lodge adjoining No 95 (The Priory) qv has blocked mullioned windows, probably part of No 95 (The Priory) originally.****'*

As the list description notes, the side wall adjacent to The Priory (also grade II listed) is of a different character and likely part of an earlier building. This wall is visually prominent in view of the set back of The Priory. In view of the siting and orientation, the flank wall is within the setting of The Priory.

The building is also within the City of Salisbury conservation area, for which there is an adopted appraisal. The following is 'snipped' from the appraisal.





You will note that the appraisal identifies this return wall as a 'positive frontage'.

Proposal:

The application covers a number of items of work, principally:

Seeking retrospective consent for the repointing of this side elevation;
Retrospective consent for the dismantling of an unstable parapet and its replacement with a new parapet with a different detailing;
Various repairs to the principal elevation of the building.

In association with these works, there has also been a scheme of repairs to the roof slopes (not requiring consent).

Relevant recent background:

I became aware of the repointing of the side wall when walking into town. I was concerned at the change to the appearance of the wall which I considered was visually harmful and consequently raised a case with enforcement on the basis that the new pointing had changed the character of this elevation and as such, required listed building consent.

Issues: impact on the listed building, impact on the setting of neighbouring listed building (The Priory), impact on the conservation area.

Assessment: of proposals including their impact on the special interest of the building/conservation area and any harm which will occur via loss of historic fabric, scale, bulk (etc as appropriate). Also any benefits.

Whilst I welcome repairs to a listed building, they have been undertaken at a point where they are immediately necessary rather than 'pressing'. As such, this has afforded little time for any discussion/exchange of emails.

In respect of the **repointing** of the side elevation, I consider the whiteness of the mortar and the method has changed the character of this elevation in a harmful way and as such, I cannot support this element of the work. I believe it could have been more sensitively undertaken to achieve a repointed elevation that was more subdued.

Recommendation: that the existing mortar is raked out by hand and that the wall is repointed using a lime mortar that is not so white (stone dust and/or coloured sand added. The method to be agreed at site.

In respect of the proposed treatment for the **parapet and cornice**, I welcome this revised approach on the basis that this is a more authentic detailing, closer to that which was originally there (and survives elsewhere on the building). As such, this element of work would enhance the significance of the listed building.

Suggested conditions:
approval of the brick and the pointing
New coping stones to be Chicksgrove stone

Repairs to front (west) elevation
The intention is to rebuild two rubbed brick arches which are collapsing (second floor – item 7) and to repair 5 damaged keystones (item 9) and then apply a shelter coat.
In addition, damaged quoins are to be replaced and replicated and shelter coated.

Suggested conditions
Agree mortar for west elevation**;**

‘New’ bricks to match in colour, size and appearance etc

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 proposals (repointing of side elevation) have resulted in harm to the building and also an adverse impact on this part of the CA. As such, I do not support the repointing work that has been undertaken, hence raising this with enforcement.

In respect of the other elements of work, these are urgently necessary to secure the repair of architectural elements of the building which contribute to its interest and as such, are welcomed.