Wiltshire Council Planning Consultation Response

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Application No: **PL/2023/11118**
Discharge of condition 3 of planning application PL/2023/00784 (Proposed structural requirements to repair and preserve barn)
THE OLD MALT HOUSE, SOUTH STREET, ALDBOURNE, MARLBOROUGH, SN8 2DW

Recommendations:

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

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. Proposals are required to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development…
ii. the retention and enhancement of existing important landscaping and natural features…
iii. responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

Site: The works relate to the Malt House 'barn' which is located within the grounds of the Old Malt House 'Farmhouse' No. 13 South Street. Both the main house and barn are Grade II listed buildings. The site is located on the edge of the Aldbourne conservation area and is within an A.O.N.B. The site is located off South Street which runs through the village. There is a public footpath adjacent to the south west side of the barn.

Issues: Impact on significance of listed building, impact on setting of listed building, impact on character and appearance of conservation area.

Assessment: This is my second consultation response and follows on from further information being submitted by the applicant. This proposal seeks to discharge condition 3 of PL/2023/00784.

Condition 3 states 'No development shall commence on site until details of the materials of the brickwork, brick bond and mortar for buttresses and mortar mix and joint areas for proposed fracture repair, together with a sample panel 1/2m square showing construction details for wall to be locally rebuilt, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. REASON: In the interests of visual amenity and the character and appearance of the area and the special qualities of the Listed Building.

Proposed Bricks – the proposed handmade Grantley brick as shown in the image is considered acceptable provided that traditional brick bond is used (not stretcher bond)

Proposed Stone – the proposed stone in the photo against the building appears too grey and not a good match. This also appears very different in colour from the photo showing the lumps of stone. Can a photo of the lumps of stone also be submitted adjacent to the building. Much of the sarsen stone of the building appears much browner in colour. I also requested in my first consultation response that the applicant confirm that the infill stone will be natural sarsen stone.

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 such further details are requested.