Wiltshire Council

Wiltshire Council Planning Consultation Response

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

Officer's Name: Clare Wood
Officer's Title: Planning Officer

Application No: **PL/2024/00077**
Variation of condition 2 of PL/2023/02559 - To allow addition of metal sliding doors to south-east/south-west elevations, installation of 1 no. window to north-west elevation and formation of 4 no. rooflights
28 Horsehall Hill, Chisbury, Marlborough, SN8 3HY

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

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 and 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 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 site is located within the hamlet of Chisbury and comprises the existing residential dwelling of 28 Horsehall Hill and established residential garden curtilage. 28 Horsehall Hill is a semi-detached dwelling, with no.27 Horsehall Hill being located to the north-east. The existing dwelling is two-storey and broadly rectangular in shape. A single storey lean-to is located to the front elevation. The cottages are located within the isolated rural setting of Upper Horsehill Farm which is a Grade II listed building located to the southeast of the pair of dwellings. The site along with the wider area also lies within the North Wessex Downs AONB. The pair of dwellings are constructed of brick and render with a thatched roof and have both experienced alterations.

Proposal: Variation of condition 2 of PL/2023/02559 - To allow addition of metal sliding doors to south-east/south-west elevations, installation of 1 no. window to north-west elevation and formation of 4 no. rooflights

Relevant planning history: PL/2023/02559 (approved)

Issues: Impact on setting of existing cottage and neighbour, impact on setting of listed building.

Assessment: Given that the modern extension has already received planning permission and there would be no significant alterations to the overall envelope of the structure, there would be no conservation objections, subject to the use of flush fitting conservation roof lights.

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 following amendment could improve the design of the proposed works and their impact on the vernacular host cottage:

- Conservation rooflights