Wiltshire Council

Wiltshire Council Planning Consultation Response

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Wiltshire Council Conservation (Central)

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Officer's Title: Planning Officer

Application No: **PL/2024/00273 and PL/2023/11136**
Proposals relate to exterior works only and cannot be seen from public view.
1. Add garden wall within garden to match rubblestone boundary walls
2. Add patio terrace as part of landscaping works.
36 HIGH STREET, CORSHAM, SN13 0HB

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 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."

Wiltshire Council's Core Strategy Policy CP57 'Ensuring high quality design and place shaping': A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

Site and assets considered: The site is a Grade II listed building located within Corsham Conservation Area. The site also affects the setting of numerous other listed building in the nearby locality including the Grade II* gazebo to the rear of No.36.

Proposal: The proposal seeks external works, namely a garden wall within garden to match the existing rubblestone boundary walls and to add a patio terrace as part of landscaping works.

Relevant planning history: N/06/00227/LBC & N/06/00226/FUL Alteration of outbuilding, demolition of modern garden wall and installation of new wall and water cistern (approved); PL/2023/04188 Works included repairs to unsound garden walls and introduction of new garden walls (approved)

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

Information considered/provided: Paragraph 200 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance. In this case, the applications are accompanied by a "Design and Access Statement" and a "Heritage Statement" which provides sufficient information to understand the impact of the proposals and is proportionate to their scope. The requirements of the NPPF are therefore met in this respect.

However, paragraph 201 also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

Significance of assets and contribution of setting (as appropriate): The NPPF defines significance as the "value of a heritage asset to this and future generations because of its heritage interest. The interest may be **archaeological**, **architectural**, **artistic** or **historic**. Significance derives not only from a heritage asset's physical presence, but also from its setting." Historic England assesses significance in a similar manner, referring to evidential, historic, aesthetic and communal values of a place.

In this case the significance of the building lies largely with its historic fabric and architecture - its form, layout and architectural expression/detailing and use of high-quality design materials which

have significant aesthetic and architectural interest and which contribute to the character of the conservation area.

Assessment:

I agree with the findings of the Design & Access Statement that the works would be confined to areas of the garden that have been previously disturbed. The addition of a small section of wall appears to have no impact on significance.

No disruption would occur to the original plan form. Also historically significant parts of the building and the landscape would remain unaffected by proposals. The setting of the Grade II* gazebo would also remain unaffected.

As such in heritage terms this proposal is considered acceptable.

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 impact of the proposals on heritage assets will be neutral and the requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the application.

Please can the planning officer condition samples of the proposed stone for the wall and patio area and bond for the terrace.