Wiltshire Council Planning Consultation Response

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Application No: **PL/2024/00479 and PL/2024/00187**
Remove existing timber porch and frames and replace with Aluminium Roof and frames
GARDEN COTTAGE, FORD, CHIPPENHAM, SN14 8RR

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 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 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 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 (amongst other things) "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" and "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 and assets considered: The property is a Grade II listed building located in Long Dean – Ford – Slaughterford Conservation Area. The building is early C19, rubble stone with tiled roof and decorative south brick end brick stack.

Proposal: The proposal seeks to replace an existing modern timber and glazed porch with an aluminium double glazed structure.

Relevant planning history: N/92/00905/FUL and N/92/00906/LBC – Addition of entrance porch and removal of pedestrian access to highway entrance porch/remove access (approved);

Issues: impact on the listed building, 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, whilst the applications are accompanied by a "Design & Access Statement and a "Heritage Statement" the documents provide limited information about the building and fails to provide any objective assessment of the fabric affected, its date or significance or of the impact of the proposals and, as a result, it fails to meet the requirements of the NPPF.

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

Assessment: The existing porch is located on the south west elevation of the building and is a white timber structure with double glazed units. The proposed replacement structure would sit on the same base/foot print as the existing, the proposed roof and frames would be white aluminium with the windows and door being in A rated double glazed 24mm units.

The proposed porch roof and frames would be the same design and dimension as the existing. The only change would be the materials from timber to aluminium.

There is no in principle objection to removal of the existing porch since this is modern. The proposed scheme would identically mirror the existing structure with the exception of the roof light (the removal of which is considered a design benefit). There is also no concern at the use of aluminium since traditional conservatories often were of metal construction. As such this proposal would not harm the significance of the listed building or the character and appearance of the conservation area.

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.