Wiltshire Council Planning Consultation Response

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

Application No: **PL/2023/11162**
Discharge of conditions 3, 4 and 5 of planning application PL/2023/04497 (Single Storey Rear Extension)
17 ST MARTINS, MARLBOROUGH, SN8 1AR

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.

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 site is a Grade II listed building located within Marlborough Conservation Area. The building forms part of a terrace of listed buildings.

Proposal: Conditions discharge for Single Storey Rear Extension

Relevant planning history: PL/2023/04765 & PL/2023/04497 – single storey rear extension

Issues: Impact on significance of listed building; impact on character and appearance of conservation area; impact on setting of listed buildings

Assessment: The approved extension is approximately 3.0m x 3.1m. The extension would have a hard wood back door. It is proposed that the new extension would be constructed of reclaimed brick, with a clay tiled roof. The front elevation of the property, fronting onto the Herd Street, would remain unaltered.

The approved single-storey extension would project from the rear elevation of the building and onto the existing garden patio. This would involve the reconfiguration of the existing 19th century extension, removing external and internal building fabric.

Condition 3 – 'Notwithstanding the submitted details, the development hereby approved shall not proceed above finished floor (slab) level until a schedule of all external materials and finishes has first been submitted to and approved in writing by the local planning authority. As a minimum, the schedule shall include a description of the material, supplier/manufacturer name, details of the colour/application of external finishes (paint, wood stain etc.) and a photographic sample of the material/finish. The development shall be completed and maintained in accordance with the approved details thereafter'.

REASON: In the interests of visual amenity, to preserve the significance of the listed building and settings of the wider grade II listed terrace and special character of the conservation area in accordance with the aims of core policies 57 and 58 of the Wiltshire Core Strategy (adopted January 2015), policy MARL9 of the Marlborough Area Neighbourhood Plan (made in March 2023), Chapter 16 of the National Planning Policy Framework and the provisions of s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Conservation comments: Brick – this is considered unacceptable since it would not match the existing in texture, colour or finish. A traditional handmade brick is sought that matches in size, colour and finish. Please can the applicant submit a photo showing the proposed brick against the existing brickwork.
Title – this is considered unacceptable since it would not match the existing in texture, colour or finish. A traditional handmade tile is sought that matches in size, colour and finish. Please can the applicant submit a photo showing the proposed tile against the existing tile (if possible).

Condition 4 – 'Notwithstanding the submitted details, the development hereby approved shall not proceed above finished floor (slab) level until details of the brick bonding and mortar mix/application have first been submitted to and approved in writing by the local planning authority. The development shall be completed and maintained in accordance with the approved details thereafter'.

REASON: In the interests of visual amenity, to preserve the significance of the listed building and settings of the wider grade II listed terrace and special character of the conservation area in accordance with the aims of core policies 57 and 58 of the Wiltshire Core Strategy (adopted January 2015), policy MARL9 of the Marlborough Area Neighbourhood Plan (made in March 2023), Chapter 16 of the National Planning Policy Framework and the provisions of s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Conservation comments: No details have been submitted. As such further information is required to discharge this condition.

Condition 5 – 'Notwithstanding the submitted details, no windows, doors or any external joinery shall be installed until large scale details (1:5 elevation, 1:2 section), including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels have first been submitted to and approved in writing by the local planning authority. The development shall be completed and maintained in accordance with the approved details thereafter'.

REASON: In the interests of visual amenity, to preserve the significance of the listed building and settings of the wider grade II listed terrace and special character of the conservation area in accordance with the aims of core policies 57 and 58 of the Wiltshire Core Strategy (adopted January 2015), policy MARL9 of the Marlborough Area Neighbourhood Plan (made in March 2023), Chapter 16 of the National Planning Policy Framework and the provisions of s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Conservation comments: the doors are not considered acceptable since a through glazing bar is required for the glazed section. Large scale details 1:2 are also required. It also needs to be confirmed that exposed trickle vents will not be used (since the construction details drawing specifies that windows will have trickle vents).

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 required to discharge Conditions 3, 4 and 5.