CASE OFFICER'S REPORT

Application Reference:	PL/2023/10365
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	
Consultation ends:	02 February 2024
Case officer:	Fiona Webb

Site Address:	THE PRIORY, INMEAD, EDINGTON, BA13 4QR
Proposal:	Provision of solar panels to motor barn.
Recommendation:	Approve with Conditions

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 host building is a curtilage listed building. However a number of other heritage assets are affected by this proposal, namely The Priory – Grade I listed building,

Remain of the Abbey in the Monastery Garden – Grade I listed building, Edington Conservation Area, Edington Priory Schedule Monument, St Mary, St Catherine & All Saints Church – Grade I listed building

Proposal: the proposal seeks to erect solar panels to the mono pitch roof of the motor barn.

Relevant planning history: W/11/01227/LBC - Regularisation of land use and retrospective application for cladding of vehicle barn (approved); W/11/00363/FUL and W/12/00364/LBC - Erection of replacement swimming pool building, boathouse and greenhouse/potting shed (approved).

Issues: impact on the curtilage 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 application is accompanied by 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 which have aesthetic and architectural interest and which contribute to the character of the conservation area.

Assessment: This application is for the provision of solar panels to the roof of the motor barn. The building is set within the curtilage of the grade I listed Priory House towards the monastery boundary wall. Between the motor barn and the main house a stone-built swimming pool enclosure was erected in 2013.

The roof of the building has a gentle mono pitched slope to the east away from the swimming pool and main house. The provision of the solar panels on the roof would not create a significant visual intrusion due to the orientation of the building and roof. The roof is also modern metal cladding and there would be no loss of historic fabric through the fixing of the panels. The panels would also not be seen from outside the site and therefore would have no impact on nearby assets.

The panels would have the benefit of making a significant addition to the energy provision for the estate.

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.

CONSULTATION RESPONSES:
Edington Parish Council – No comments

REPRESENTATIONS:
Historic England – If any ground disturbance is required (e.g. for cable trenching) within the area that is protected as a Scheduled Monument, Scheduled Monument Consent may be required.

RECOMMENDATION:
Consent

REASON FOR GRANTING ~~PERMISSION~~/CONSENT/~~REFUSAL~~:
The proposed works would preserve the special historic interest of the heritage assets in accordance with Section 16(2) of the Planning (Listed Building and Conservation Area) Act 1990 and NPPF section 16, because these works would have no detrimental impact on the historic fabric and would be of an appropriate material and detailing.

Conditions: (2)

1 The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The works hereby granted consent shall be carried out in accordance with the following approved plans and documents: Location Plan – dated 29/11/2023 Motor Barn Site Plan –

dated 14/12/2023 Vehicle Barn – Solar (Proposed) – dated 29/11/2023 Solar Panel Specification – dated 12/02/2024 Panel Mounting Rail Details – dated 29/11/2023 REASON: For the avoidance of doubt and in the interests of the significance of the heritage assets and their setting.

Informatives: (1)

3 The applicant is reminded of the need to obtain separate planning permission for certain works in addition to this listed building consent.