Wiltshire Council Planning Consultation Response

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Officer's Name: Jane Sanger
Officer's Title: Planning Officer

Application No: **PL/2023/09907**
Conversion of portion of existing attached store/workshop into boot room and form opening into existing kitchen. External alterations to change existing door into window and provide new door opening.
The Barn, 2 Church Street, Market Lavington, Devizes, Wilts, SN10 4DT

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

Recommendations:

X	Comment (for reasons set out below)
	Support in principle subject to amendments to the scheme (as set out below)
	Support subject to conditions (as set out below)
	Object (for reasons set out below)
	No objections

As the NPPF states, heritage assets are an irreplaceable resource and it is important to conserve them in a manner appropriate to their significance. Further information is therefore required.

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

201-3 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 197 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.

Site: The site is a curtilage listed outbuilding associated with 2 Church Street a Grade II listed building. The site is also located within Market Lavington Conservation Area. The building is a redbrick mid 19C property.

Proposal: The proposal seeks the conversion of a portion of an existing attached store/workshop into boot room and forming an opening into existing kitchen. External alterations would include changing an existing door into window and providing a new door opening to the store/workshop.

Relevant planning history: K/18805; K/50084/F; K/50009/LBC; 14/11409/LBC; K/50008/F

Issues: Impact on significance of curtilage listed building, impact on setting of listed building; impact on character and appearance of 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, Access and 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: 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, form, and architectural expression/detailing which have aesthetic and architectural interest and which contribute to the character of the conservation area.

The linear range of barns, including the outbuilding, are clearly shown on the First Edition OS map and the outbuilding to which this application relates appears largely unaltered.

Assessment: This is my second consultation response and follows on from the submission of an amended plan and a revised Heritage Statement.
The proposals seek to create a utility room/boot room within part of the existing out building. Details have now been provided as to how the space would relate to the void above. Whilst in principle there is no overall objection to the creation of the boot room and shower room with the existing outbuilding, I have concerns about the erosion of the original character of the outbuilding which is becoming too domestic in appearance. This is primarily due to the cumulative impact of incremental changes to the building. Further domestication of the outbuilding would in my opinion be detrimental to the significance of this curtilage listed building and its contribution to the character and appearance of the conservation area.

As such, I would suggest that the external alterations to the outbuilding are omitted, namely that the existing door be kept and the proposed door to the boot room omitted. This would then retain the current appearance of the outbuilding in its current form whilst providing the necessary accommodation for the applicants. As requested previously, details are requested for the proposed treatment of the interior walls of the outbuilding and new pipe runs.

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 information is requested before a proper assessment can be made of this proposal.