Wiltshire Council Planning Consultation Response

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Application No: **PL/2023/06488 and PL/2023/06059**
Erection of a rear part two storey extension. Installation of Aluminium framed windows to rear elevation. (Resubmission of PL/2023/03205)
39 Herd Street, Marlborough, SN8 1DG

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

Recommendations:

	No Comment
X	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 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.

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: The property is a Grade II listed residential building located along a residential road within Marlborough Conservation Area.

Proposal: The proposal now seeks regularisation of the oak framed extension which was erected under the previous planning permission but was not built in accordance with approved drawings – also new boundary fencing.

Relevant planning history: PL/2021/11515; PL/2021/11603;

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

Assessment: This is my third consultation response and follows on from amended plans being submitted.

The No. 39 Herd Street is one of a small run of grade II listed cottages, which, according to the list description, are an early 19th century rebuilding of older cottages. The physical evidence certainly tallies with this when looking at the frontages, however the cross passage and physical evidence to the rear suggests that a proportion of 18th century fabric still surviving, albeit altered. The list description has the following on the cottages (for means of identification purposes only): Early C19 rebuilding of older cottages. Part 1 storey and part 2 storey and attic. L-shaped group with Nos 39 and 43 facing street, remainder in wing at back approached by central passage. Large coursed rubble stones with brick surrounds to openings, the southern half all brick. Old tile roof. 2 gabled dormers. Left hand half has one 2-light and one 3-light casement and C19 central door. Right hand half, 2 storey and attic, has 2 gabled dormers, two 3-light leaded casements and central 2-light on 1st floor. Similar windows with C19 light on ground floor, central passage entry and one house door. A picturesque block.

The proposal is now only seeking to regularise the existing works/previously approved oak extension and for like-for-like replacement fencing. Hence no internal works are proposed, no windows are proposed for replacement and no extension is proposed.

In heritage terms, the glazed link and elevations are acceptable, and the proposed clay tile sample is also considered acceptable as this would closely match that of the main roof.

There is also no heritage objection to the like-for-like replacement fencing.

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.