Wiltshire Council Planning Consultation Response

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Officer's Name: Steven Sims
Officer's Title: Planning Officer

Application No: **PL/2024/00571 and PL/2024/190**
Conversion of the former public house to form 9 apartments over ground and second floors, demolition of the link building, continued Class E Use within the basement area and the development of a detached 2 storey building to accommodate 2 townhouses within the existing car park area, with associated car parking, refuse and cycle parking storage.
THE JOHN BARLEYCORN, WEYMOUTH STREET, WARMINSTER, BA12 9NP

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

Recommendations:

	Comments
	Support in principle subject to amendments to the scheme (as set out below)
X	Support subject to conditions (as 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 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 property is a Grade II listed building located within Warminster Conservation Area

Proposal: The proposal seeks the conversion of the former public house to form 9 apartments over ground and second floors, demolition of the link building, continued Class E Use within the basement area and the development of a detached 2 storey building to accommodate 2 townhouses within the existing car park area, with associated car parking, refuse and cycle parking storage.

Relevant planning history: ENQ/2021/03349

Issues: impact on the significance of the 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 applications are 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: 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 high-quality materials which have significant aesthetic and architectural interest and which contribute to the character of the conservation area.

Assessment: This is my third consultation response and follows on from the submission of amended plans.

The application seeks the conversion of the former public house to create commercial floorspace within the basement area, 9 apartments over ground, first and second floors, demolition of the link building and the development of a detached 2 storey building to accommodate 2 townhouses within the existing car park area, with associated car parking, refuse and cycle parking storage.

The John Barleycorn PH (former), No. 3 Weymouth Street is a Grade II Listed Building situated within the Warminster Central Conservation Area both of which are designated heritage assets.

The scheme would also involve the loss of one of the two stair cases, however I am willing to make this compromise in order to achieve a viable and usable layout.

Clarification has now been provided regarding the retention of existing internal historic doors, fireplaces, skirting's and architraves in the scheme. This is acceptable subject to conditions regarding submission of detailed joinery drawings and details of fire and sound proofing.

Area of repair in respect of existing lath and plaster ceilings and historic plastered walls are now also shown on the drawings and this is acceptable subject to conditions for details of lath and plaster repair specification and wall finishes to match the original. A condition is also required for retention of all floorboarding and any replacement to match the existing original floor.

Details have been provided for all vents, heating and flues, soil and vent pipes and this is acceptable subject to a condition regarding any external grills to be metal and painted black.

A windows schedule has been submitted and this is acceptable. However a condition is required for detailed joinery drawings of all replacement windows.

The basement works have also now been amended and these are acceptable.

The new build element is also acceptable at the rear subject to brick bond and mortar, joinery and rooflight details.

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 largely positive 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 applications.