

Wiltshire Council Planning Consultation Response

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Officer's Name: Peter Crozier
Officer's Title: Planning Officer

Application No: PL/2025/06413
**Demolition of existing units and a dwelling, erecting 3No. dwellings.
Chrislion, 5 Grove Road, Sherston, Malmesbury, SN16 0NF**

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

Recommendations:

☒	Comment
☐	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

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. Section 66 requires 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 214-216 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 210 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.

Historic England Advice Note 2 – Making changes to Heritage Assets illustrates the application of policies set out in the NPPF in determining applications for PP and LBC.

Site and assets considered: The site is located in Sherston Conservation Area and affects the setting of listed building at the rear on High Street.

Proposal: The proposal seeks the demolition of the existing units and a dwelling, and the erection of 3No. dwellings.

Relevant planning history: N/91/01754/OUT - OUTLINE - 2 NO DWELLINGS AND GARAGING (approve);

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

Information considered/provided: Paragraph 207 of the NPPF 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, whilst the applications are accompanied by a "Planning and Heritage Statement" the document provides limited information about the building and fails to provide any objective assessment of the fabric affected, its date or significance or of the impact of the proposals and, as a result, it fails to meet the requirements of the NPPF.

However, paragraph 208 of the NPPF 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.

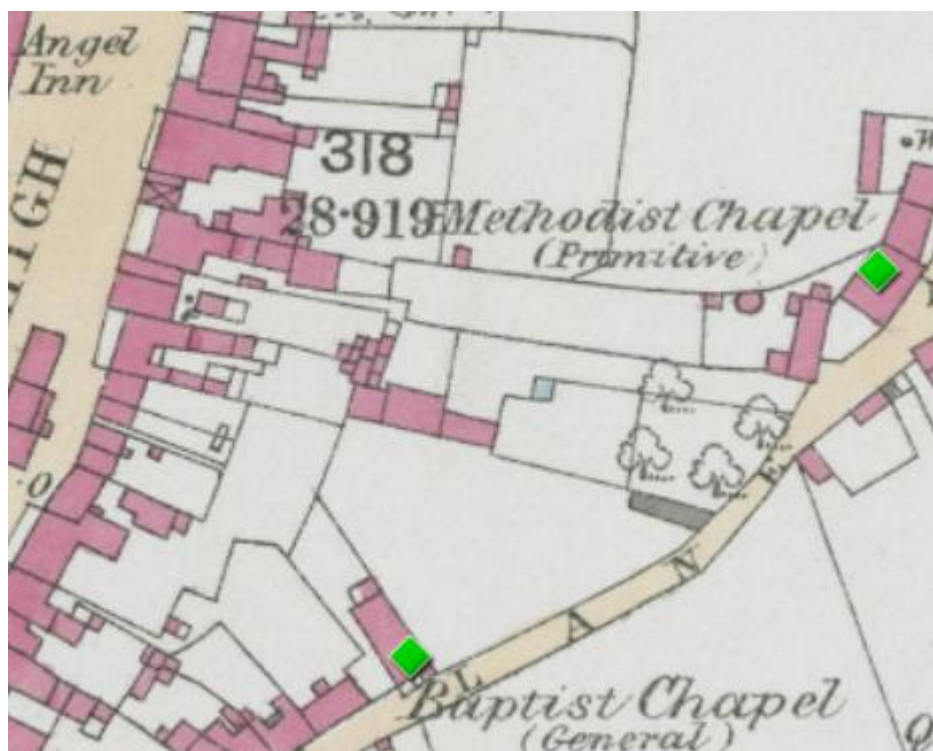
In this case the significance of the site lies in its backland position to the historic High Street and the core of the settlement. The host building is however modern and has no architectural or historic merit.

Assessment: The application site currently houses a 1960s detached chalet style bungalow to the front (east), and to the rear is a builders' yard, complete with associated outbuildings.

The proposal seeks permission to demolish no.5 Grove Road and the buildings in connection with the yard, and construct three market houses, comprising 1 no.5 bed detached, and 2 no.3 bed semi detached, with all associated works.

Grove Road is grouped with Noble Street and Tanners Hill, within the Sherston Conservation Character Appraisal, with commentary detailing some good examples of restored eighteenth century cottages, and a range of materials present to include artificial stone, colour washed-render, original sash windows and uPVC casements. The Appraisal confirms that this part of the Conservation Area has potential for infill development.

In conservation terms, the Planning and Heritage Statement provides little information or assessment regarding the existing buildings on the site or the impact on the listed buildings at the rear and includes no photographs. From looking at early OS maps there were buildings located on the site of the existing workshops – see OS Map below. Hence I am requesting that this information be supplied:



First Edition OS Map

It is also noted that reconstructed stone is proposed for the elevations, cills and roofing slates for the houses. Reconstituted stone is not considered sufficient quality and natural stone is requested for the main elevations and cills of the houses together with either a natural stone tile roofs or natural slate roofs.

Brick chimneys are also proposed and this is not a typical detail for stone houses, as such stone chimneys are requested.

In addition, the application form mentions that 2m high close boarded fencing is proposed for the rear gardens. This is not of sufficient quality and stone boundary walls are requested. The site plan is not clear on this matter and a plan is requested showing proposed boundary treatments.

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 as well as design amendments.