

Wiltshire Council Planning Consultation Response

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Officer's Name: David Cox
Officer's Title: Planning Officer

Application No: PL/2025/08656 and PL/2025/08658
Discharge of condition 5 (Details of repointing and sample) relating to application PL/2024/09004
Ivy Lodge, 85 High Street, Market Lavington, Devizes, SN10 4AQ

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

Recommendations:

X	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. 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 Market Lavington Conservation Area. It affects the setting of a number of neighbouring listed buildings.

Proposal: The proposal seeks the demolition of a structurally unstable chimney breast and log store to rear of house and construction of a balcony structure to protect a historic door (to be reinstated)

Relevant planning history: PL/2024/08673 and PL/2024/09004

Issues: impact on the listed building, impact on the setting of neighbouring listed buildings, impact on the conservation area.

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 design materials which have significant aesthetic and architectural interest and which contribute to the character of the conservation area.

Assessment: Condition 5 - No works to repoint the external brickwork or stonework shall be undertaken until: a) Details of the extent of repointing have been submitted to and approved in writing by the Local Planning Authority; and b) A sample panel not less than 1 metre square to show the proposed mortar composition and colour, and the method of pointing, has been prepared on site, inspected and approved in writing by the Local Planning Authority. The works shall thereafter be carried out to match the approved sample.

REASON: In the interests of preserving the character and appearance of the listed building and its setting and to comply with Core Policy 58 of the Wiltshire Core Strategy and the Planning (Listed Building and Conservation Areas) Act 1990.

Conservation comments – Inadequate information has been submitted to discharge this condition. The area of repointing is required, the mortar mix, method of repointing and a sample panel.

As such further information is required.