

Wiltshire Council Planning Consultation Response

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(South/West)

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Application No: **PL/2025/08707**
Tisbury Motors Ltd, High Street, Tisbury, Salisbury, SP3 6HF
The proposed development involves the demolition of the garage, flat and workshop with the erection of eight houses and associated gardens over the plot.

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

Recommendations:

☒	No 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 (PP) 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 214-16 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.

The following points are taken from the Historic England document "The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3" (HE GPA3) that are considered to be particularly relevant:

HE GPA3 Part 1:

"The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset."

"The extent and importance of setting is often expressed by reference to visual considerations. ...views of or from an asset will play an important part..."

"While setting can be mapped in the context of an individual application or proposal, it cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset. This is because the surroundings of a heritage asset will change over time."

"The importance lies in what the setting contributes to the significance of the heritage asset or to the ability to appreciate that significance."

Site and assets considered:

High Street, Tisbury, Wilt



The site contains a mid 20th century garage which is not a listed building, and the adopted appraisal for Tisbury does not identify this as a building that makes a positive contribution to the character of this part of the CA. As such, I have no objection to its demolition and do not consider it to be a NDHA.



There are listed buildings within the immediate vicinity, including Gaston Manor, on the opposite side of the road. To the immediate south is Tisbury Methodist Church, which is not listed, but could reasonably be considered a non designated heritage asset (and is highlighted turquoise in the appraisal ie a building making a positive contribution to the character of the CA).

Proposal:

From the Heritage Impact Assessment:

‘The proposed development involves the total demolition of the garage and the associate flat, the removal of the car parking area, and the erection of eight houses that will be grouped into three blocks over the plot. The lower block will be on the site of the present garage building to the High Street frontage and will comprise a short terrace of three dwellings. Directly to the rear of the new front range will be the middle block consisting of a pair of semi-detached houses. Then at the west end of the plot, the upper block, will be a short terrace of three properties. These will vary from two to two and half storeys, and will be one, two and three bedroom units, for which there is a great demand in Tisbury’.



In terms of the materials proposed, at 4.1.4 of the same report:

‘Exterior wall surface finishes will be Chilmark stone all way around, with the exemption of the south elevation of the lower block, which will be lime rendered of a colour to reflect Chilmark stone and scribed out to resemble ashlar stonework, and the first floor levels of the middle block, which will get a horizontal cedar cladding. Roofs will be pitched, gable ended, with 45° slope on the lower block, and 30° on the middle and upper blocks, and all will be covered with natural slate, to best match the historic slate seen on nearby buildings. Every window on all three blocks will be timber framed double-glazed sash, and the terrace doors on the rear elevations will be timber framed double-glazed sliding units. Front doors will be six panelled timber units, where most of them will have a row of small fix square lights above. Rainwater goods will be uniformly of black uPVC half round gutters and round downpipes.’

Relevant planning history:

PL/2021/04262

Demolition of the existing garage site and construction of residential block on the existing site comprising 10 residential units (ranging in size from 1 bed to 3 bed) with parking provision and access from existing private lane on the site.

In respect of the previous application for the site, I concluded:

‘So whilst I have no objection in principle to the demolition of the existing building, nor its replacement with something of this scale, I am unable to support the application in view of the lack of detail supporting this critical and impactful development’.

I note that the application was withdrawn.

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

Information considered/provided:

Paragraph 207 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 “Historic Area Impact Assessment” 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 208 also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

Character of this part of the Tisbury Conservation Area (Early core – High Street)

The following are extracts from the appraisal

‘This character area comprises the largest concentration of early-medieval and post-medieval houses in the conservation area. The main thoroughfare of the village moved in the late-nineteenth century south towards the church, but there is still a sense of the older character of the village of Tisbury in this part of the conservation area.’

‘Scale varies within the character area. There are older two storey houses, the Boot Public House and two converted chapels. The scale still remains modest and not imposing. This is juxtaposed, however, with the bookend effect of three-storey townhouses with shops to the top and towards the bottom section of this part of the High Street. Buildings are set hard on to the roadside or slightly back on a raised pavement. This creates a strong positive sense of enclosure with the townscape, punctuated and enlivened by projecting bays, strong gables, raised stone pavement and low boundary walls’.

‘Material use is carried with Victorian brick making a clear presence in the built form. However, stone is predominant, and where used, is well-dressed local stone.....’

Assessment: of proposals including their impact on the special interest of the building/conservation area and any harm which will occur via loss of historic fabric, scale, bulk (etc as appropriate). Also any benefits.

The proposal is for individual houses rather than a block of flats (previous proposal) and in that respect, I think the proposals are more in keeping with the character of this part of Tisbury. Furthermore, providing the houses are well-designed and detailed, the proposals could enhance this part of the conservation area, although I do think it is a shame that a commercial enterprise is being lost from this part of the High Street. The current business provides a bustling activity which contributes to an appreciation of Tisbury as a dynamic village with a commercial core.

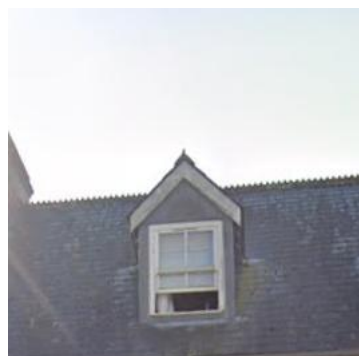
In terms of the scale and overall design, I have no objections although I would like to see coloured CGIs for the principal elevations within the existing context.

Turning to the details of the designs, I have reservations about elements, in particular:

Proposed east elevation

The large garage opening. If it had paired wooden plank doors it would be more traditional, or perhaps paired timber doors hung on a track?

The design of the dormers (wide ‘cheeks’);



Modern
dormer on
Beatons.
Request
dormer detail
at 1:10.



The window surrounds – not sure what this treatment is? The D&A statement says: *‘with details around doors and windows’*. Could they please elaborate?

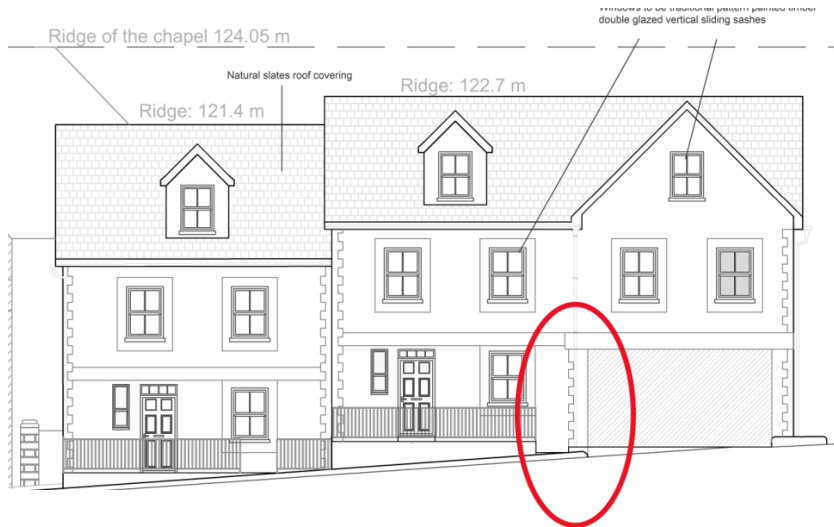
The windows need to be larger, they are too mean. What will the cills be made of?

The small windows to the side of the door. Can’t they be larger (it screams ‘toilet’ which is precisely what it is)?;

Doors too need to be larger – more of a statement;

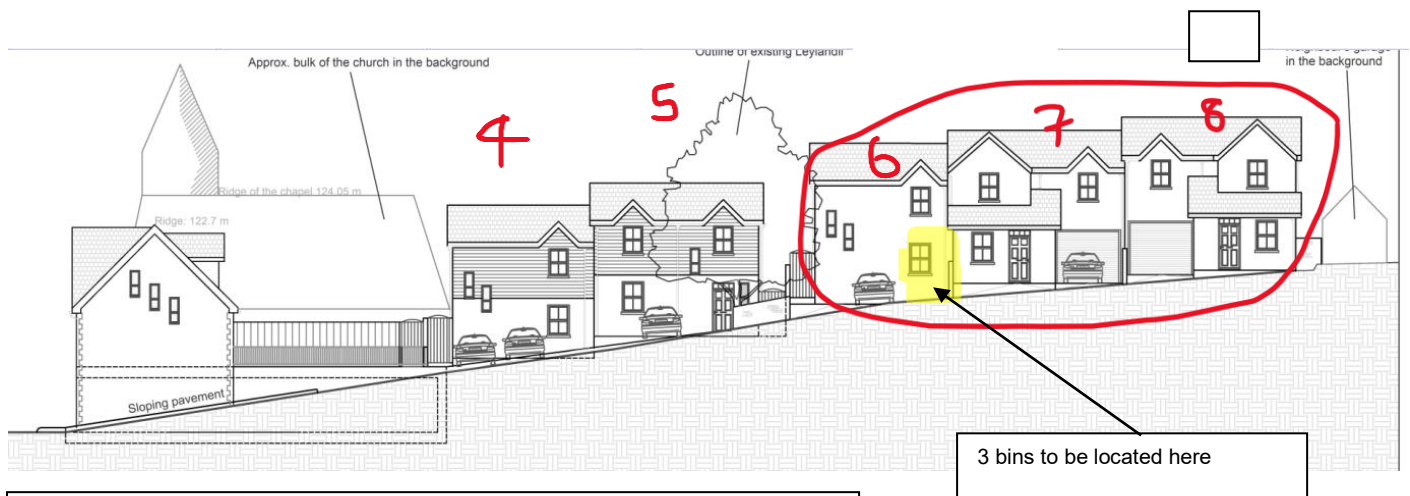
Is that a string course? No note on the drawing.
Could the barge boards be decorative, or at least timber?

Does the gable step forward? The ground floor plan suggests not. In which case I don't understand the quoin detail on the side of the garage opening. I would recommend a slight degree of projection so that the quoining makes sense (ie it can return round a corner). It would also mean a downpipe could nestle in the corner.



Proposed north and south elevations

Regarding the proposed north (principal) elevations, I have reservations about the scale of the most westerly three units (units 6-8). Historically buildings tend to diminish in scale as they retreat into the plot. The lane rises upwards from the street, as such, the two storey units will be over-bearing. My view is that three (or preferably one or two) one and a half storey chalet bungalows would be preferable.



From the D&A statement:

'The upper block will be stone faced, without the quoining feature, as will the two houses in the middle block on ground floor, but with horizontal cedar board cladding to the first floor.'

In terms of design details:

Integrated garages with up and over garage doors do not reflect the local vernacular.

Pokey single 'stair' windows on the gable end;

Sash windows which are too small;

Absence of front door on lower house. Could the layout not be reconfigured to provide a more convincing terrace character?;

Doors need to be more of statement ie timber surround and perhaps flat roofed porch? Also, I note that the proposed door for unit 6 is on the side. As such, the elevation is 'uninspiring' (it is presumably because the two car parking spaces are directly in front of the house walls). The gable 'feature' is also underwhelming;

Use of horizontal cedar cladding. This isn't a material that features strongly in the conservation area. I would recommend that this is reconsidered.

Bins: I notice proposed no 7 has the bins in front of the house and in front of a window. I recommend this is reconsidered (if there were two units, there would be more scope).

The middle block:

In design terms, it doesn't look particularly traditional and the choice of timber cladding, not characteristic of the CA. I wonder about brick and tiles for some variety? A coloured CGI of this 'lane view' would help.

Summary & conclusion:

The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset¹, 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.

In this case, the existing building makes a negative contribution to the conservation area and as such, I would not resist its demolition. I support the approach of individual houses and the use of the local stone, but have concerns about the number of units and the scale of those units which I feel leads to a cramped development.

I would welcome more detailed design information and also some coloured CGIs.

If you are minded to approve the application, you might consider the following conditions:

Suggested conditions

Sample stonework panel (with quoins and stringcourse) to be constructed on site etc

Side elevations of lower block (ie facing church and facing lane) to be stone;

Samples of the roofing materials including ridge tiles;

A detail of the proposed architectural treatment for the main doors and windows at a scale of 1:10;

Window and front/main door details (brochure details would suffice as long as they are clear large scale details)

Dormer detail at a scale of 1:10;

RWG heritage style and black;

Details of hard landscaping (parking forecourts)

¹ Tisbury conservation area