

Wiltshire Council Planning Consultation Response

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Application No: PL/2025/09541
Reserved Matters (Scale, Layout, External appearance and Landscaping) pursuant to condition 2 of PL/2022/08744 - Outline application (all matters reserved except for access) for part conversion and part redevelopment of the Devizes Community Hospital site to provide up to 58 no. residential dwellings (Use Class C3) and circa 67.7sqm flexible commercial unit (Use Class E), including the retention and conversion of two original buildings to the east of the site, with associated landscaping and parking.
Devizes Community Hospital, New Park Road, Devizes, Wilts, SN10 1EF

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." 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.

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 proposal site is partly within the Victoria Road, Devizes Conservation Area and on the boundary of the Devizes Conservation Area. There are a number of listed buildings in the vicinity including the bridges over the canal and St Mary's church. A number of buildings are considered to be heritage assets including the Canal, the Kennet and Avon Trust building, the nurses home and the cottage hospital.

Proposal: Reserved Matters (Scale, Layout, External appearance and Landscaping) pursuant to condition 2 of PL/2022/08744 - Outline application (all matters reserved except for access) for part conversion and part redevelopment of the Devizes Community Hospital site to provide up to 58 no. residential dwellings (Use Class C3) and circa 67.7sqm flexible commercial unit (Use Class E), including the retention and conversion of two original buildings to the east of the site, with associated landscaping and parking.

Relevant planning history: PL/2022/08744

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

Assessment: The Devizes community hospital site includes two buildings of local interest within the Devizes Victoria Road Quarter Conservation Area. The historic hospital buildings are non-designated assets and make a positive contribution to the conservation area, as well as to the setting of adjacent assets the Devizes conservation Area, the Park Canal Bridge, the listed buildings of St Mary's Church and St Mary's cottages. The rest of the site comprises parking areas and more recent hospital buildings dating to between 1935 and the later 20th century. These buildings are outside the conservation area and of no architectural interest and do not contribute to the architectural interest of these assets.

Condition 2 - No development shall commence on site until details of the following (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority: (a) The scale of the development; (b) The layout of the development; (c) The external appearance of the development; (d) The landscaping of the site; The development shall be carried out in accordance with the approved details.

REASON: The application was made in part for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 5 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Conservation comments – There is no objection relating to the scale and form of the proposed development.

Regarding materials, timber boarding appears to be shown for some of the elevation of the apartment blocks. The use of timber boarding is not supported as this is more of a rural materials. I would suggest the use of metal sheeting such as corten which has more of an urban/industrial character.

Conservation roof lights should be specified.

Natural stone should be specified for the elevations of the gatehouse – not reconstituted.

Natural slate would better respect the setting of the heritage assets, as artificial slates do not weather.

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.

Amendments requested for proposed materials.