

Wiltshire Council Planning Consultation Response

13 January 2025

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Wiltshire Council Conservation
(South/West)

Officer's Name: Angela Ellis
Officer's Title: Planning Officer

Application No: PL/2025/09419 PP and PL/2025/09534 LBC NOT REQUIRED
Erection of a detached storey and a half four bedrooms dwelling with associated works
(materially different to approved application PL/2024/00190)

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

Recommendations:

	No comment
x	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. 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.

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:

The site is to the rear, and between, Shaftesbury House (5, 7, 9 Weymouth Street) and Weymouth House (number 11 Weymouth Street), which are both grade II listed buildings.

Shaftesbury House

'Circa 1830 to 40. Three storeys, attic and cellar, painted Bath stone ashlar. Plinth, band over first floor, moulded cornice to parapet. Central brick chimney. Four ranges of glazing bar sash windows to upper floors, two ranges of glazing bar sash windows on ground floor and a larger glazing bar sash window. Three round headed doorways, centre and left with six panel doors, centre plain fanlight, left blocked; right hand door has moulded surround and diamond panel door. Sign hung on first floor with wrought iron letters and bunch of grapes in angle.'

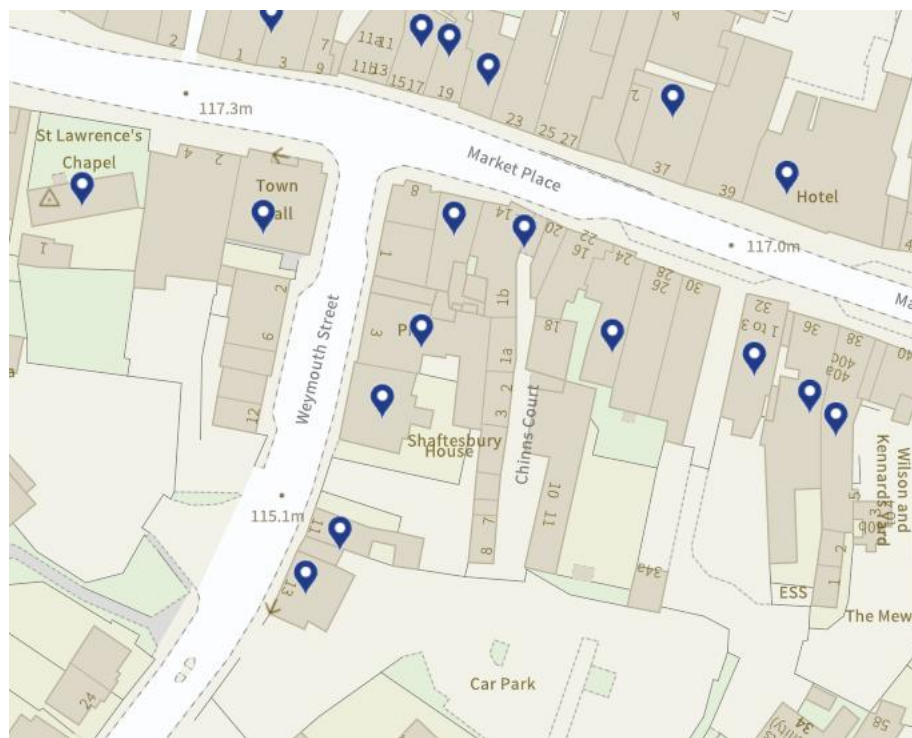
Weymouth House

'Mid C19 (circa 1840). 3 storeys and cellar, presumably once connected to No 7, or intended to be, by continuation of terrace. Ashlar fronted on brick. 2 ranges of glazing bar sash windows, moulded cornice and blocking course. Doorway to left. 7 ft wall to No 7 to left of doorway.'

To the rear of the site, is Chins Court, a grade II listed building (the listing address is 'numbers 14 and 20 together with range of buildings at rear to south (former stables and maltings).

'Early C19 ashlar front with slight set back to right. No 20 has a late C19 sign painted over 1st floor window. 3 storeys with 3 ranges of glazing bar sash windows (single hung on 2nd floor). Plat-band over ground floor. Moulded cornice with astragal below. Parapet. Gable end chimneys. No 14 has moulded wooden strip over plat-band and modern plate glass shop front. No 20 has a small late C19 shop front of 2 windows with barley sugar colonettes, recessed entrance and arch braces in heads of

windows. Nos 14 and 20 are separated by a wide coach entry with cobble stones. 3 and 2 storey extensions at rear forming irregular alleyway with extensions to rear of Nos 22 and 24. Entrance to No 14 in a 2 storey building of coursed squared rubble with datestone "W.E" over "1825". **The rest of the alleyway is formed of former stables and maltings of different builds and dates.'**



The site is within the Warminster conservation area.

Proposal:

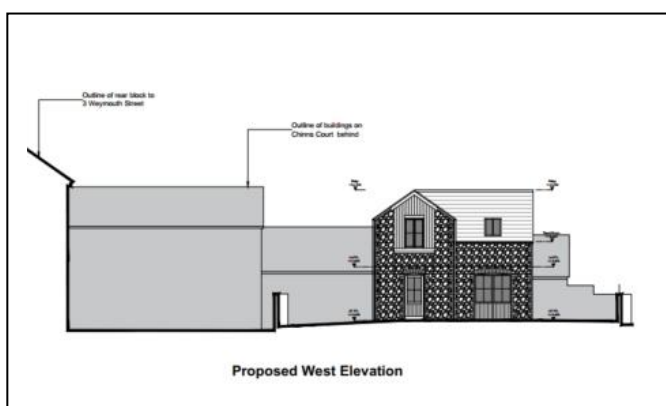
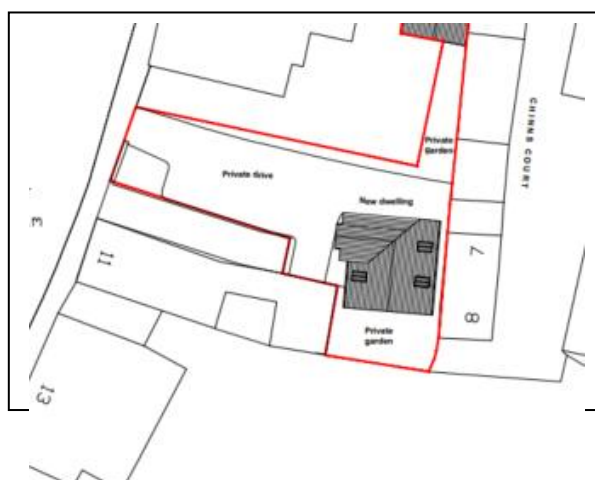
Construction of a new detached residential building to rear of the plot.

Relevant planning history

PL/2024/00190 and PL/2024/00571 Approved

Conversion of the former public house to form 9 apartments over ground, first and second floors, demolition of the link building, continued Class E Use within the basement area and the development of a detached 2 storey townhouse within the existing car park area, with associated car parking, refuse and cycle parking storage.

The application was amended during its lifetime to propose a single 3-bedroom townhouse.



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, whilst the applications are accompanied by a “Design and Access Statement” the document mentions the surrounding listed buildings but does not assess their significance, nor is there mention of the site being in the conservation area. As such, it fails to meet the requirements of the NPPF.

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.

Significance of assets and contribution of setting:

Yards are a feature of many sites within the Warminster conservation area. There are numerous examples of stable buildings set back behind principal building. Such buildings were either commercial buildings and storage buildings for the principal building, or stables. The following are two examples:



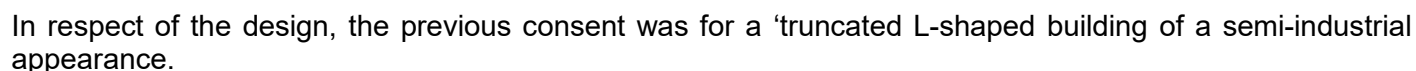
Ash Walk = stables with hayloft door over



Vicarage Street – stables with hayloft

The treatment of the hard surfaces where they survive.

The original approval was for a 1 ½ storey 3-bedroom building in an L-shaped design with parking for 2 cars and a private amenity space. Proposed dwelling is 1 ½ storey 4 bedroom design with parking for 3 cars and a private amenity space.



Given that the site is adjacent to a number of listed buildings and is visible from Weymouth Street, I consider that the proposed scale of 1:200 is insufficient to assess the impact and appearance of a new structure. I would also recommend that CGIs are produced to better illustrate the proposals, particularly of a view from Weymouth Street. This is pretty standard technology now.

I have no objection to the proposed design of the building. If it is carried out to a high-standard with quality materials, I consider it would be an appropriate form of development within its existing context.

However, I note that we have no landscaping plan (nor did we previously). The handling of the hard-landscaping is critical to the success of the scheme. More concrete plus cars would not enhance the setting of the listed buildings. I would recommend that the applicant is asked to address this. Setts would be appropriate in such a context.

In respect of the private garden, I cannot see how this is to be enclosed. Clearly a close-boarded fence would be inappropriate and would have an adverse impact on the setting of the LBs, particularly as it would partially conceal from view the existing attractive backs of the Chinns Court buildings. I recommend details are sought.

Summary & conclusion:

CP57 requires that new development make a positive contribution to local character and distinctiveness. I recommend that more detail is sought to reassure that the scheme will be a high-quality one that makes a positive contribution to the townscape.

Recommended conditions

If you are minded to grant consent, then I recommend conditions covering:

- Roof tile (should be a clay tile NOT concrete and double roman as per Chinns Court)
- Sample panel of stone walling for approval, including the bricks for the window, door dressings and quoins;
- A greater detail of the hatch opening, including the support brackets (1:20 scale)
- French door details – to be timber. Details to be submitted at no less than 1:20 including sections (to ensure proper run-through glazing bars). Doors to be painted;
- Window details. Windows to be painted timber with flush frames. Details to be supplied.
- Greater detail of the barge board detail on the gable end;
- Rainwater goods to be heritage style and black