

Wiltshire Council Planning Consultation Response

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Officer's Title: Planning Officer

Application No: PL/2025/09788
Discharge of condition 3 (Window and door joinery details) of
PL/2024/08673
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. Section 16 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 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 to discharge of condition 3 (Window and door joinery details) of PL/2024/08673.

Relevant planning history: PL/2024/08673 and PL/2024/09004 - Demolition of 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) (approved);

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

Assessment: The property is a Grade II listed building located in Market Lavington Conservation Area. The building dates from the late C17 and 1832 built from greensand rubble with brick side elevations, slate roof. Two storeys, reducing to single storey and basement on right. The front was added in the early C19, windows etcetera said to come from Erlestoke Manor.

Condition 3 - No works shall commence to any external windows or doors, excluding those on the coal house to be demolished (as shown on plan P101(PL)022_ Rev06), until details of all new external window and door joinery have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the listed building and its setting in compliance with Core Policy 58 of the Wiltshire Core Strategy 2015 and the Planning (Listed Building and Conservation Areas) Act 1990.

Conservation comments – The proposed replacement ground floor casement 3-light rear window does not match that as approved.

The proposed joinery all has spacer bars rather than through glazing bars. Spacers are unacceptable.

The vertical joinery members appear to show breaks/joints. Glazing bars also appear too chunky.

Can the type of timber please be specified.

Whilst slimlite double glazing is acceptable in principle, this should be no more than 14mm.

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 amendments are therefore requested.