

Wiltshire Council Planning Consultation Response

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Application No: PL/2026/00553
Change of use of garage into 1 no. residential dwelling with associated access, parking, landscaping and private amenity space.
THE WELL COTTAGE, HAM, MARLBOROUGH, SN8 3RB

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 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 in Ham Conservation Area.

Proposal: The proposal seeks the change of use of a garage into 1 no. residential dwelling with associated access, parking, landscaping and private amenity space.

Relevant planning history: K/80/0678 - Domestic garage (approval); 19/02151/FUL - Internal and external alterations, including dormer windows and extension at first floor level, to facilitate use of building as holiday let/ancillary accommodation (approval); 14/08363/PREAPP - New private dwelling of circa 210 square metres; new garage to well cottage and new access from Highways.

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 application is accompanied by a "Covering Letter including Planning, Design and Heritage Statement" which provides sufficient information to understand the impact of the proposal 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.

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 host building lies largely with its historic fabric and architecture - its form, layout and architectural expression/detailing and use of high-quality vernacular materials which have significant aesthetic and architectural interest and which contribute to the character of the conservation area.

Assessment: The main property is a Grade listed building located within Ham Conservation Area. The site is situated in the centre of the village, set within the North Wessex Downs National Landscape. The garage, takes its access north from Church Road.

Planning permission is sought for the 'Change of use of the garage into 1 no. residential dwelling with associated access, parking, landscaping and private amenity space'.

The application is seeking full planning permission to use the existing garage as a separate dwellinghouse. The proposed dwelling would comprise kitchen/dining/living/cloaks/hall at ground floor, and associated 2 no. bedrooms and communal shower room at first floor. The scheme is the same as that approved under application 19/02151/FUL, but with a larger private amenity area, and the use being as a private dwelling as opposed to holiday/ancillary accommodation.

The three new dormers on the western elevation were installed in 2021, and hence there is no works proposed to the existing roof.

The dwelling would have adequate private amenity space, along with the retention of sufficient amenity space to serve The Well Cottage.

There would be two car parking spaces for the dwelling with the existing car parking arrangement being modified so as to create three spaces.

The existing trees and vegetation would remain unaffected by the proposed development, with the exception of a relocated beech hedge and a new opening off of Church Road.

In conservation terms as the scheme proposes no external changes to the existing building over and above that were approved previously by the Council, it is not considered that the proposed development will cause any adverse impacts upon the conservation area. The application will also have no detrimental impact on the setting of the main listed building.

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.

The impact of the proposals on heritage assets will be neutral and the requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the application.

Can the officer request a hard and soft landscape scheme.