

Wiltshire Council Planning Consultation Response

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(South/West)

Officer's Name: Steven Vellance
Officer's Title: Planning Officer

Application No: **PL/2026/00839 LBC and PL/2026/00670**

Replacement of conservatory with single storey and two storey rear extension & alterations to cottage
Corton Glebe Cottage, 27, Upton Lovell, Warminster, BA12 0JW

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. Sections 16 (LBC) and 66 (PP) require 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.

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:

Corton Glebe Cottage is a grade II listed building. The list description reads as follows:

*‘Corton Glebe Cottage, Olde Cheese House and No 29 GV II Row of four cottages, now three. Early to mid C19. Coursed rubble stone, fishscale tiled hipped roof with brick stacks. Two-storey, 8-window. **Corton Glebe Cottage to left has 4-panelled door with ogee-shaped hood, single-light casement and three 2-light casements to left, two in blocked doorways.** Olde Cheese House to centre has gabled porch and door with arch-headed ribbed panels to right, two pairs of small 12-pane sashes with segmental-heads to left, one in blocked doorway. No 29 to right of straight joint; probably later C19, has C20 door with gabled canopy, segmental-headed single-light casement to right and 2-light to left. First floor has three 2-light segmental-headed casements and two pairs of small sashes to two left hand cottages, No 29 has two 2-light segmental-headed casements. Single-storey C20 addition attached to right of No 29. Rear has lean-to extensions and C20 casements. **Good group of C19 cottages with little altered front.**’*

The site is not in a conservation area.

Proposal:

A part single-storey, part two-storey extension and demolition of existing garage and its replacement with a new garage and minor internal alterations to cottage.

Relevant planning history:

ENQ/2025/01091. The enquiry related to much the same scheme as we see before us now. Significantly the preapp was supported by a draft statement of significance which informed the proposals.

My response:

I am broadly supportive of the proposals which are a clever response to a small cottage but set within a reasonable plot. The design approach preserves the distinction between new and old and should, if executed to the architect's standards meet a high level of exciting design. There are some modest 'negative' impacts on historic but they are very modest in the totality of the scheme, and offset by some enhancements ie the removal of the conservatory. The 'controversial' element is the two storey extension. On balance, given the shallow pitch of the roof, the relatively small amount of tiles that would need to be removed (where the two roofs come together) and that the rear elevations of the three cottages are much altered, I am persuaded.

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

Assessment

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.

The applications are accompanied by a heritage statement (as well as a separate Design and Access statement) which includes a heritage impact assessment (section 8). I concur with the assessment and apportionment of harm and agree with the conclusion (section 9) that:

'There would be a low level of impact on the significance of the listed building resulting from the loss of historic wall fabric to create internal access to the extension and for internal reorganisation equating to 'less than substantial harm' under the terms of the NPPF, at the low end of the scale.

There would be public benefits from the removal of the unsympathetic conservatory and garage and improved habitability of the cottage for modern family living, which would maintain the building in its optimum viable use and in turn help secure its long-term conservation.

The public benefits deriving from the proposals would outweigh the low level of harm to the significance of the heritage asset in accordance with paragraph 215 of the NPPF'.

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/positive. On this basis no specific justification is required however it is considered the works will assist in securing the future use of a heritage asset in support of its long-term conservation. 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.

Suggested conditions

Details of the new door on the principal elevation at 1:10 including sections;
Details of other fenestration (doors windows rooflights) – brochure would suffice
Approval of materials for the garage (could the roof please be a clay tile of some sort)
Re-use of the existing bedroom door in its new location
Ground floor 'rear' wall to remain unplastered
Gothick window to remain unaltered (but internalised)
Details of the proposed garage dormer at a scale of 1:20