

Wiltshire Council Planning Consultation Response

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Application No: **PL/2026/00546 and PL/2026/00870**

Thatch Cottage, Lower Road, Britford, Salisbury, SP5 4DU

Replacing the defective cement render on the east, south and west elevations with traditional lime render, followed by decoration using a breathable stone coloured paint, and repainting the existing painted brickwork on the north elevation in the same finish. failed brickwork within the cottage's brick plinth will be repointed using lime mortar to ensure a consistent and appropriate finish

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.

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."

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:

Thatch Cottage is a grade II listed building. The list entry (a means to identify a building) reads as follows:

*'Detached cottage. Early C18. **Rendered cob on brick and flint plinth to front**, with Flemish bond to rear and returns, thatched hipped roof with brick gable end stack to left. 2-storey, 2- window front. Central C20 porch, either side are 3-light wooden casements. First floor has two 2-light wooden casements. Right return has one casement on first floor. To left is weather-boarded lean-to extension. Rear is windowless. Interior not inspected.'*

The building is within the Britford Conservation Area.

Proposal:

Removal of render and replacement with a lime render.

Issues: impact on the listed building, 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, Access and Heritage Statement" the document provides limited information about the building and fails to provide any objective assessment of the fabric affected, its date or significance or of the impact of the proposals and, as a result, 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

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 building, insofar as it relates to the current proposals, lies in its traditional rural character, as result of the use of traditional materials (thatch, brick and flint and render on the front elevation), the small pane casement windows and hipped thatch roof with brick stack.

The building is a typical thatched cottage of rural character. As such, it makes a positive contribution to the character of the Britford Conservation Area which is rural in its nature.

Assessment

Why

The D&A statement says:

'The proposals are to remove the non-compliant Sand and Cement render and replace it with Traditional Lime Render.'

And

'The sequence and specification of the re-rendering to the East, South and West Elevations and the re-decoration of the painted brickwork to the Northern Elevation is set out on drawing number JD-100-D52AS'.

How

The Method Works Schedule is included on a plan entitled Installation of 'Shepherd's hut for home working'.

It does not say if this has been provided by a contractor and it does not say how the render will be removed from the elevation (ie hand, chisel, mechanical tools etc).

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 proposals, which entail removing the cement render and replacing with a lime render, would be a positive step in replacing inappropriate modern materials with a traditional 'breathable' material, which, as the applicant notes, is in accordance with heritage guidance.

However, the specification is brief, particularly in relation to how the render would be removed (which could harm the substrate and do more damage than harm). It is also an area of specialist work.

I recommend that a condition is attached to any consent, requiring the approval of a detailed specification of work from a specialist contractor required for approval prior to the commencement of works. A sample of the lime render and a small patch area, for inspection, would also be advisable.

