

Wiltshire Council Planning Consultation Response

11 March 2026

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Officer's Name: Audrey Lo
Officer's Title: Planning Officer

Application No: PL/2026/01457 and PL/2026/01311
Proposed careful removal of the existing dilapidated modern metal & perspex conservatory and its replacement with a contemporary slim-line conservatory 33 Oxford Street, Ramsbury, Marlborough, SN8 2PS

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 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 in Ramsbury Conservation Area.

Proposal: The proposal seeks to replace an existing dilapidated modern metal & perspex conservatory with a contemporary slim-line conservatory.

Relevant planning history: ENQ/2025/00209 - Householder & LBC application for proposed removal of the existing dilapidated conservatory and replaced with a single storey lead flat roof sunroom extension

Issues: - Impact upon the preservation of the listed building or its setting or any features of special architectural and/or historic interest.

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 applications are accompanied by a "Heritage Impact Statement" which provides sufficient information to understand the impact of the proposals 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 building lies largely with its historic vernacular fabric and architecture - its form, layout and architectural expression/detailing and use of materials which have significant aesthetic and architectural interest and which contribute to the character of the conservation area.

Assessment: Jasmine Cottage is a grade II listed building that dates from the 17th century. A vernacular cottage of timber framed, daub panels and thatched roof, it is a prime example of the

traditional architecture that positively contributes to the character and appearance of the Ramsbury Conservation Area.

The cottage currently has a very simple metal framed 'greenhouse' style structure spanning from the south elevation (referred to as 'rear'). This structure is poor in quality and materials yet its minimal interference with the visual qualities and the means of fixing to the historic elevation has ensured minimal disturbance and impact on the building's fabric and significance.

The significance as a listed building lies in the fact that, although evidencing some alterations from over the years, it has retained the essential scale and character of its seventeenth century origins and is seen as a charming and largely unspoilt vernacular building.

The following concerns were raised by the Conservation Officer in response to Pre Application plans for the replacement of the existing conservatory to the rear of Jasmine Cottage (Wiltshire Application No. ENQ/2025/00209):

- i) the impact that the proposed new conservatory would have on the character, fabric, and significance of Jasmine Cottage. The lightweight and visually recessive character of the existing conservatory is considered to be a key part of why the current structure is tolerated.
- ii) the proposed replacement was viewed as fundamentally out of keeping with the historic building. The Conservation Officer objected to the scale, form, and design, describing the new extension as a "rectangular masonry extension with a flat roof and a sizeable glazed lantern", considered to be too large in footprint, too solid in appearance, and visually competitive with the modest vernacular cottage. The massing and materials were seen as intrusive, failing to respect the building's traditional construction.

Overall the preapplication comments advised that the full plans should focus on a more lightweight, modest, and visually recessive structure that better reflects the character of the existing lean-to style conservatory.

The amended proposal has been revised in line with the Conservation Officer's preapplication comments and now comprises the following:

- Construction of a new single-storey rear extension in the form of a transparent glazed-box conservatory, featuring a slim-profile black aluminium frame with full-height windows and doors. The flat roof will be finished in rolled lead, ensuring a crisp contemporary appearance that remains visually compatible with the historic cottage.
- The extension has been designed with a restrained footprint and simple form ensuring it remains clearly subordinate to the core building. It will be lower in height than the existing conservatory, which currently cuts across the first floor window.

The proposal has been carefully designed to respect the significance of the historic cottage, by removing an inappropriate modern conservatory and replacing it with a modest, well detailed extension which will enhance the building's appearance whilst preserving its historic character.

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.

Condition:

The external brickwork for the development hereby permitted shall be constructed in traditional Flemish Bond and to match that of the main cottage in terms of its colour, texture, size, jointing and pointing.

REASON: In the interests of visual amenity and the character and appearance of the area.