

Wiltshire Council Planning Consultation Response

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(South/West)

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Application No: **PL/20256/01197**
Ansty Manor, High Street, Ansty, Salisbury, SP3 5QD
Construction of a new link structure to a swimming pool and provision of a laundry.

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."

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:

Ansty Manor is a grade II* listed building. The list description reads as follows:

Detached house. C16, altered C17, C18, C20. Limestone ashlar, tiled roof with ashlar stacks. T-plan. 2-storey, 3-window front. C16 double-chamfered round-arched doorway with C20 door, to right of centre, to right is C18 Venetian window with square columns and keystone, to left is C20 3-light mullioned window with hoodmould and 3-light and single recessed chamfered mullioned window with hoodmoulds. First floor has 2-light, 1-light and 4-light mullioned windows. Cellar below right part has chamfered window. Right return has two 2-light recessed chamfered mullioned windows to attic. Left return has large external stack and small 12-pane sash, two 2-light recessed chamfered mullioned windows to attic and single to first floor. Rear of right part has inserted C20 round-arched glazed double door. Rear wing north side has C20 casements and doors with one C17 2-light chamfered mullioned window, south side has C20 door and windows to ground floor with three 2-light and one 1-light recessed chamfered mullioned window to first floor, straight joint divides wing into two builds. Interior: stone steps and door with 6 fielded panels to dining room to right of door, entrance hall has C18 stairs with Chinese Chippendale balustrade and moulded handrail. Large room to left of door, formerly two smaller rooms and possibly original open hall, floor inserted late C17, two open fireplaces, the larger with stone Tudor arch on brick jambs, round-arched double-chamfered doorway in wall to rear wing. Wing of two builds, probably C17, has chamfered beams and open fireplace with chamfered timber lintel with ogee stops. First and attic floor has good C17 chamfered doorcases with stopped jambs, planked doors with strap hinges. Two stone Tudor-arched fireplaces with herringbone brick backs in bedrooms at south end of main range. Winding newel stairs to attic. Unusual roof over main build has cruck-like principals on cross-rail below eaves-level, with interrupted tie-beam. The development of this building may have begun with C16 open hall with through passage at north end, floor inserted, rear wing added and the whole refenestrated in late C17, Venetian window inserted and

stairs refitted C18. Formerly the property of the Arundells of Wardour (q.v.). Occupies a prominent position overlooking Ansty pond, the church (q.v.) and former Banqueting House (q.v.).

Nearby is the Church of St James, a grade II listed building, and also the Banqueting House (listed as workshop) a grade II* building.



The house is also within the Ansty conservation area (for which there is no appraisal).

Relevant planning history:

S/1999/0103

Stone Orangery, stone opening to underground swimming pool

ENQ/2025/0611

Demolition of an existing link structure and replacement with new, remodelling of the swimming pool elevation to the courtyard and conversion of the existing garage to use as a laundry

My response in summary: 'No objection. The proposals impact on modern 20th century fabric of no significance. The proposals will, in my view, enhance the courtyard setting of the listed building'.

Proposal

GARAGE: Conversion of two-bay garage to a laundry. Externally the two existing doors would be replaced with hinged wooden doors, panelled below and with glazing in the upper half.

Internally the only change is a wall to separate the proposed laundry from the store.

Reconfiguration of the 'front' elevation of the underground swimming pool

This is currently accessed via a link building in the corner (no north indication on plan, please can they address this) of the courtyard. This is clearly modern.

The 'front' elevation of the swimming pool has three arched openings.

The proposal is to demolish the arches and create a larger 'rectangular' opening, replace the link and form a new 'forward' extension to the swimming pool building.

There are no change to the existing (house) openings.

The new extension would appear to be constructed from stone with a glazed link.

Issues: impact on the listed building, 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.

In this case, the applications are accompanied by a "Design and Heritage 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.

The proposals have been supported by a heritage statement (Asset Heritage Consulting Ltd) which has been used to guide the proposals. The report is comprehensive and is welcomed. Section 3.2 is headed Significance and is comprehensive although does not refer to the contribution the building makes to the Ansty conservation area (although in respect of the current proposals, there is no change).

At 3.2.6 the report says:

'The later additions (Garden Room, swimming pool and swimming pool link) are evidently of no heritage significance. The Garden Room was, however, a successful addition to the building in c.2012 in replacement of a previous Orangery addition of c.2000. The courtyard into which these structures face is a creation of the late 20th and early 21st century and its form and structures are not historic or of any heritage interest'.

Assessment:

The author of the heritage report concludes that the proposals will enhance the setting of the listed building and will not entail the loss of historic fabric. I agree with their assessment that the proposals will meet the requirements of sections 16 and 66 of the Planning (LBCA) Act 1990.

In respect of the conservation area, the proposals will preserve its character (being effectively concealed within a courtyard) and will therefore also meet the requirements of section 72 of the Planning (LBCA) Act 1990.

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.

If you are minded to approve the application, I recommend the following conditions:

Details of the new garage doors at 1:10 or 1:20 or a brochure detail;
Confirmation of the choice of stone for the spine wall/s of the extension;
Estate railings to be metal and painted a dark colour.