

Wiltshire Council Planning Consultation Response

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Officer's Title: Planning Officer

Application No: PL/2026/01987
Discharge of condition 3 (Details of brick and mortar) relating to application PL/2024/04755
VALE COTTAGE, STERT, DEVIZES, SN10 3JE

Please find following comments in respect of the above application(s).

Recommendations:

X	Comment
	Support in principle subject to amendments to the scheme (as set out below)
	Support
	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 214-216 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.

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." It is also required that distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. Proposals are required to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) "enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development" and "responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting."

Site and assets considered: Vale cottage is a Grade II listed buildings located within Stert Conservation Area. Vine Cottage is a neighbouring detached Grade II listed building.

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Relevant planning history: PL/2024/04755

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

Assessment:

Discharge of condition 3 - No development above slab level of the greenhouse hereby permitted shall commence on site until details of the brick bond and mortar are submitted to and approved in writing by the Local Planning Authority (LPA). Development shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the setting of the listed building and the character and appearance of the conservation area.

Conservation comments – The contrasting to course of brick work is not supported as appears modern in comparison to the main body of brickwork. A traditional brick bond would also be preferred given the traditional form of the green house.



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.

Amendments requested for brickwork.