

Wiltshire Council Planning Consultation Response

23rd April 2026

Helen Garside
Principal Conservation Officer
Wiltshire Council Conservation (Central)

Officer's Name: Andrew Thomas
Officer's Title: Planning Officer

Application No: PL/2026/01205
Part retrospective retention & extension of privacy boarded fencing. Erection of 2m high close boarded boundary - fencing to replace worn post & wire fence.
41 Hilpertown Road, Trowbridge

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 66 (PP) 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 214-16 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.

Site and assets considered: the site is located in at the edge of Trowbridge in an area of high-quality suburban housing built dating from the early C19, often speculatively, to house the wealthier inhabitants of the town as it became fashionable to move out of town centres. The house is the end property of a terrace of three and is listed at Grade II, as are the neighbouring properties in the terrace. The house and garden lie within the Trowbridge, Hilperton Road Conservation Area.

Proposal: the fence has already been erected and the application seeks permission for the retention of a length of fencing erected above an existing walled boundary close to the house to enhance privacy and for a 2m high close boarded boundary along the remainder of the eastern garden boundary.

Issues: impact on the settings of the listed building, neighbouring listed buildings and 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 the application is accompanied by a short statement which is sufficient to allow understanding of the proposals and their impact and is proportionate to the proposals.

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 and following a site visit.

Significance of assets and contribution of setting (as appropriate): 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 fabric and architecture - its form, layout and architectural expression/detailing and use of high-quality design materials which have significant aesthetic and architectural interest and which contribute to the character of the conservation area. In addition, the location at the edge of Trowbridge and evidence provided in respect of the development of the town and changing social ambitions are of historic interest.

The significance of the conservation area relates not only to the age and value of its individual buildings but also from the overall quality and homogeneity of appearance which results from the widespread use of local stone and a relatively cohesive style of construction reflecting the period at which development was particularly popular in this location. The area is also of historical value as a record of the social ambitions of the period.

Assessment and conclusion: the close boarded fencing which has been erected has a hard-edged, modern suburban character which, in my view, is inappropriate in this context and fails to positively enhance the setting of the listed building. However, I note that the site lies within a rear garden area which is screened from public views and which is not prominent in any key views of the principal elevations. The areas closest to the house is also softened by existing vegetation and it is the case that the previous boundaries were of no great quality such that the impact of the works on the significance of the listed building in this case, is largely neutral. I also note that there are other similar authorised fences, both on the opposite boundary and in neighbouring properties. and in the interests of consistency therefore I have no objection to the current application.