

Wiltshire Council Planning Consultation Response

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Application No: PL/2026/01258
Provision of an off street parking space
The Railings, 5A Frome Road, Bradford On Avon, BA15 1LB

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.

National Policy and guidance: 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) require that **special regard** be given to the desirability of preserving (n.b. the words 'or enhancing' intended to be added in due course under the Regeneration and Levelling Up Act 2023 but not yet enacted) 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 214-15 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. 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.

Historic England's "Conservation Principles" provides policy and guidance for the "sustainable management of the historic environment". Additional guidance is also contained within their publications:

- **Historic Environment Good Practice Planning Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment (2015)**
- **Historic Environment Good Practice Planning Advice Note 3 – The Setting of Heritage Assets (2nd edition)**

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."

Local Policy: 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.

Proposal: Provision of an off street parking space.

Relevant planning history: refer to previous written advice.

Issues: impact on the character of the conservation area.

Information considered/provided: Previous comments on the proposed scheme have been provided which has presented this amended scheme.

Assessment: As previously advised, there no clear and convincing justification has been provided to justify the scheme, and that planning permission for a single dwelling was permitted without off street parking due to the sustainable location.

The revised scheme looks to relocate the existing vehicle opening by removing the existing garage doors and infilling this opening with the stone used from the formation of the new opening. This would result in the cutting of a late 1800's wall that has been recognised as a positive contribution to the character of the conservation area. The building (5B) was originally built as a stable block and then converted into a garage, therefore the garage doors form part of the evolution of the site but are not original to the building.

The loss of the garage doors and the new opening will alter the current street scene, but the overall appearance will remain similar. The changes to the wall and the development will be able to be read by the retention of the lintel and the stone in-filling being set back from the wall line. It is not proposed to add doors or gates to the new opening.

The previously approved pedestrian opening is to be omitted to retain as much wall as possible, which is considered to offer some mitigation for the proposed new opening.

The parking and access for 5A will remain the same.

A balance needs to be formed on the creation of openings within the wall and its impact on the character of the conservation area. This part of the wall has historically been altered with the changes that has occurred to the original host dwelling (No.5). This forms part of the evolution of the site and forms part of the character of the conservation area.

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 will result in loss of part of the wall, but the stone will be reused to infill the existing opening. The wall is not a NDHA or listed but has been recognised as providing a positive contribution the character of the conservation area. The relocation of the opening is not considered to cause harm to the character of the conservation area. The impact of the proposals on heritage assets will be neutral. The requirements of current conservation legislation, policy or guidance are considered to be met, subject to conditions and there is therefore no objection to the approval of the application.

Proposed Conditions

- The rebuilding of the infill should be undertaken using lime mortar to protect the stone.
- The infilling of the existing opening should be undertaken within 3 months of the new opening being formed.