

Wiltshire Council Planning Consultation Response

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Application No: PL/2026/02530
Change of use of a 36 sq.m unit from B2/B8 (industrial/storage) to a Medical Clinic (Class E(e)) including replacing rusted sheet roofing. The proposal provides a quiet injury rehabilitation & women's health clinic for the local community. Workshop And Store, Greta Bank, 71 High Street, Great Cheverell, SN10 5XZ

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 and/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.

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."

Proposal: The proposed scheme looks to convert an industrial unit into a new women's health clinic, with the only external changes being undertaken are to replace the roof covering in a similar material (metal sheet).

Relevant planning history: N/A

Issues: impact on the setting of neighbouring listed buildings, 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, the application is accompanied by a "Planning Statement" which provides no information about the character of the conservation area, or the setting of the listed buildings (Great Cheverell School and Highfield House, both GII), therefore the application fails to meet the requirements of the NPPF.

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.

Conservation Area

In this case the character of Great Cheverell Conservation Area is based on the grouping of the historic settlement around the junction of the High Street and Church Road, with St Peter’s Church to the west of the site.

The site itself is to the north side of the High Street and is an established small industrial group of buildings which have limited visibility from the street scene. The historic OS maps show that the site formed part of a group of buildings, including a post office. The former Post Office (No. 71) is now under separate curtilage from the industrial group (post 1948), which are formed of modern replacement buildings. These buildings have limited historic significance but respond to the small-scale trade that would have been common within many of the villages.

Listed Buildings

To the east of the site is the Grade II listed Great Cheverell School, dated to 1844, and is typical of the rural school with the main classroom and school hall, set within its own grounds to allow for playground. The significance of the building is due to the architecture and function of the building.

To the south-west of the site is the Grade II Highfield House, a domestic dwelling of two-storeys, dated to the early C19 with Flemish bond brickwork. The significance of the building is related to its architecture.

Both of these buildings contribute to the character of the conservation area, with their setting relating to the rural settlement location.

Assessment: The proposed scheme is for a change of use, with limited external changes. The proposed change of use is not considered to cause any impact on the character of the conservation area.

The replacement roof covering retains a simple, industrial appearance., and therefore offers no harm to the character of the conservation area.

The site is set back from the general street scene but retains an element of the industry that would be common in the rural villages historically. The scheme is not considered to cause harm to the character of the Conservation Area, or to the setting of the listed buildings.

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 proposed scheme is not considered to cause harm to the character of the conservation area, or to the setting of the listed buildings as it retains a similar appearance to the existing building and therefore it is not considered to cause harm.