

Wiltshire Council Planning Consultation Response

2n July 2026

Helen Garside
Principal Conservation Officer
Wiltshire Council Conservation (Central)

Officer's Name: Selina Parker-Miles
Officer's Title: Planning Officer

Application No: PL/2026/03464 & PL/2026/00033
**Proposal to reconstruct a wooden shed at the back of the garden.
4 Hilbury Court, Hilperton 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.

Site and assets considered: the dwelling comprises a grade II listed former hotel. It is located on Hilperton Road amongst other similar high-status villas constructed during the late C18/early C19 as the wealthy merchants moved outwards from the town centre. The site lies within the Trowbridge (Hilperton Road Conservation Area).

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. Sections 16 (LBC) and 66 (PP) require that **special regard** be given to the desirability of preserving 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.

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: Proposal to reconstruct a wooden shed at the back of the garden.

Relevant planning History: ENQ/2024/01013 - erection of a garden outbuilding.

Issues: impact on the listed building, impact on the conservation area (as the development is at a modest scale and to the rear of the listed building, set within an entirely enclosed private garden, the impact on the wider conservation area will be limited – this issue is therefore not considered further).

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.

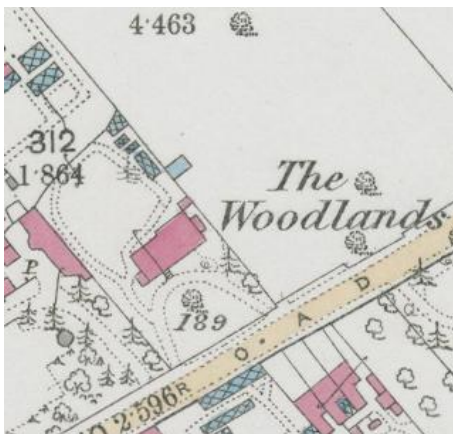
In this case, the application is accompanied by a Heritage, Design and Access Statement which provides sufficient information to allow understanding of these relatively simple proposals.

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.

The interest may be architectural, or historic as set out in the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 S 1.

In this case the significance of the principal 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 development of these high-status villas provide historic evidence for the development of the town and the social context of the period.

Historic mapping indicates the presence of a number of garden structures within this corner of the garden with the blue cross hatching indicating that these were glasshouses – likely greenhouses and cold frames etc:



The remaining timber structure appears relatively modern and given that there appears to be no planning history indicating, the previous structure was presumably unauthorised.

Assessment: as recommended at pre-application, the proposed timber structure is appropriately and specifically designed to fit the context and the configuration of the historic garden walls such that the fabric of the walls and the setting of the principal listed building will be preserved.

n.b. the accompanying statement notes that the proposed shed will receive a painted finish and it is agreed that this would be most appropriate (and similarly for the windows). This is not noted on the plans and a condition simply requiring this to be the case would be prudent.

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. 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.