

PL/2026/02051

Site Address: Notton School House, 28 Notton, Lacock, Chippenham, SN15 2NF

Proposal: Installation of carpark, and erection of fencing and gate

Conservation Officer: Alex Marsh

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**Recommendations:**

|                                     |                                                                             |
|-------------------------------------|-----------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | Comment                                                                     |
| <input type="checkbox"/>            | Support in principle subject to amendments to the scheme (as set out below) |
| <input type="checkbox"/>            | Support subject to conditions (as set out below)                            |
| <input type="checkbox"/>            | Object (for reasons set out below)                                          |
| <input type="checkbox"/>            | No objections                                                               |

**Scope of comments:**

The following comments relate to the built historic environment and setting of designated heritage assets.

**Site Description:**

Notton House is a small country house now used as a school. It dates from 1750 and is three storeys, built in squared rubble stone with ashlar dressings with a shallow pitch slate roof behind a parapet and ashlar stacks. It was re-fronted and extended in 1830 – 40 with two, 2 storey, one window pavilions, connected by narrow 2 storey links.

The main block has a three-window range with 16 pane windows in unmoulded surrounds with nine pane attic windows in eared architraves. The main block has flush quoins, first floor band and moulded cornice. The upper windows have a heavily detailed cornices on consoles and balconies to the outer windows carried on heavy scrolled brackets that frame the window heads below.

The central door is in ashlar open porch with paired column of unusual unfluted Greek Doric with entablature and balustrade over. It opens to a mid-18<sup>th</sup> century stair with turned baluster and panelled dado with Regency style plasterwork in stair hall

Attached to the north west angel of the building is a c1900 three bay Roman Doric columned orangery with lean to hipped roof against coped screen wall. Behind this wall is a projecting gabled 'Chapel' of rubble stone with 15<sup>th</sup> or 16<sup>th</sup> century canopied niche and 18<sup>th</sup> century gothic 2 light first floor window.

The application relates to the parking issues for the school of Staff, School vehicles and Taxi visits. The existing parking is around the main school building and on the Notton Lane.

Notton House is located at the north edge of Notton Lane a linear hamlet that runs parallel and backs onto the A 350 to the east and 1.5 km north of Lacock village.

**Heritage Assets:**

Notton House Notton Lacock grade II

**Relevant Planning History:**

N/04/00122/FUL Notton House Special School , Notton, Lacock, Chippenham, Wiltshire,  
SN15 2NF Erection of Sports Hall, Classrooms and Associated Development

**Relevant 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 listed buildings, their settings or any features of special architectural or historic interest which they possess.

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 213 – 215 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.

Paragraph 219 Local Planning Authorities should look for opportunities for new development ....within the setting of heritage assets to enhance or better reveal their significance.

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.

Historic England Advice Note 3 The Setting of Heritage Assets

**Issues:** Impact on the setting of Listed Buildings.

**Significance Assessment:**

A Heritage Statement will be required as part of any Planning application under the National Planning Policy Framework (NPPF) Paragraph 207 it seeks that applicants describe the significance of any heritage assets affected including Scheduled Monuments, including any contribution made by their setting.

The Heritage Statement must therefore respond to the Historic England guidance on setting and the additional requirement of the new Levelling Up Bill S.58B that advises setting of the scheduled monument be considered and that the settings should be preserved or enhanced.

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, **architectural**, 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.

### **Assessment**

Notton House School is a residential school for boys with a specialism in children with Emotional Behavioural Difficulties.

This application comes as a result of complaints from local residents relating to parking issues and related school vehicle management including for the staff parking, School vehicles and taxi drop off and pick up.

The school owns transport minibuses, SUVs, and small cars used for field trips, outings or planned trips, are not in constant use and could free valuable space if relocated.

Children and parents safety is paramount to the school's identity, and too many concerns have been raised around the interaction of vehicles and pedestrians, even though Health and Safety plans have been implemented.

The school has 84 staff of which of which about 50% drive; while a fairly remote location Notton House Academy is easily accessible to the A350 from Lacock village but relatively poor connectivity to cycle ways, walking or bus routes.

Notton House off street parking surrounds the school main building to the west, north, and part of the east elevation. In addition, externally on Notton Lane free on street parking is available to the public generally.

Notton House had previously built new classrooms and Sports Hall block to the rear of Notton House main building, which were approved in 2004. When this Sports Hall building was erected, an existing secondary entrance to the rear playing fields was reformed into an access for the development period to reduce the disruption at the school's entrance.

In order to resolve the current on street parking issues the proposal is looking to re-order the parking on site by creating a new parking area to the gardens to the west side of the house accessed separately from the existing Sport Hall access of the lane to the north of the site.

The school transport vehicles which are not used every day could then free up space around the building for staff parking, to allow for the safer access of staff, parents and children, on a daily basis, reduce the impact on the road to the front of the school and lessen the impact on the local residents and services, including emergency services.

The proposal integrates the previously formed entrance, which was used in the construction of the sports hall and new classrooms and allows for four cars, two SUV vehicles and five mini bus vehicles all strategically parked in bays that provide safe and easy access for pupils and staff.

The dedicated parking area will allow for new wider parking bays which allow suitable space when safely loading and unloading the pupils.

Having the separate gated entrance and exit will reduce conflict of vehicle movements with staff and visitors around the building and to the main entrance to Notton Lane to the highway.

The knock on would be to reduce parking numbers off site on Notton Lane and increase public car parking and reduce the current potential for congestion.

The impact of the setting of the listed building would be the formation of a new parking area in the existing garden area. The plans indicate this could be achieved without loss of existing trees mostly planted at the time of the new Sports Hall. The new hard service area for circulation and parking would be tarmac to the new access and X-Grid to the parking and access paths.

The X Grid available in recycled plastic interlocking panels of 330 x 330 x 40mm so that 9 panels make up a square metre.

### **Amended Proposals Assessment:**

The proposed new parking area in the wider garden area of Notton House would be surrounded by new fencing panels. These were proposed as metal posts with mesh to 3 m in height coloured green. They have been amended to a 2.4 m mesh security fencing

Each mesh panel is manufactured from 4mm pre-galvanised steel wire, powder-coated in a range of RAL colours. This coating not only adds an extra layer of protection against the elements but also allows the fencing to blend seamlessly into different environments, ideal for both urban and rural installations

With the adjoining tennis court and neighbouring dwelling boundary fencing the addition of this new fencing to 2.4 m in height would create a commercial yard area that would appear harsh and industrial.

The proposed fence would appear too high, overly industrial and overpowering to the garden area and harmful to setting of the listed buildings and the amended fencing has not achieved the balance of security and appearance promoted.

This element of the scheme still needs review, and the preference would be for a low key and more sympathetic fencing in material and appearance and height such as metal estate post and rail fencing or no demarcation of the car parking area.

The Heritage Statement has been revised and has acknowledged the previous Conservation Team comments on the need to soften the fencing now includes a specific justification for the revised fencing the need for security and safety issues.

The applicant describes the need for safety and security of minors, this includes preventing intruders in and children leaving the premises without the knowledge of the staff.

The site boundary current is a mix of buildings stone walling metal fencing behind low walling and hedgerows that are less harsh and include predominately stone walling or trees and hedgerows.

The new car park is with this perimeter boundary however so it is not immediately understood how a pupil may attempt an unauthorised exit from the premises or a potential threat to the schools boundary security from within this proposed car park yard.

The applicant advises that the reduction in fence height 3m to 2.4 m and softer appearance is a direct response comments provided by the Conservation Team. They consider the revised fence timber inlay will soften the appearance and cause reduced visual harm to Notton House School listed building.

The School also note that Bristol City Council ran the site for fifty years for greater needs children, and erected buildings which have not complimented the listed building and erected four meter fencing directly behind the school to surround the playground along with other

structures that obscure the direct line of sight between the proposed fence and the listed building.

I understand the fencing to the perimeter of the entire site but not for the formation of a yard within the perimeter fencing in the garden.

I acknowledge there must be significant pressures the teachers and staff are under to maintain the daily tasks of looking after the children at Notton School and maintain good standards. But I do not see a correlation between the fencing of the car park and these pressures.

It is acknowledged that in the planning /conservation balance there is some justification for the car parking, the public benefits and private benefits to the school are tangible and the amended fencing including timber panels to a reduced 2.4 m high has reduced the perceived visual and setting harm but this has not been sufficient to reduce the harm to an acceptable level.

**Summary:** 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.

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