

Wiltshire Council Planning Consultation Response

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Officer's Name: Mrwan Ali
Officer's Title: Planning Officer

Application No: PL/2026/03329
Erection of glass roof conservatory to side of property
14 Tinhead Road, Edington, Westbury, BA13 4PJ

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 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 (August 2026) sets out Government planning policy for England. Chapter 20, Conserving and enhancing the historic environment, recognises heritage assets as an irreplaceable resource. Heritage assets should be conserved in a manner appropriate to their significance, with harm avoided unless there is a clear and convincing justification. Decision-makers are required to apply a balanced approach, giving substantial weight to the conservation of heritage assets and weighing any harm to significance against the public benefits of the proposal.

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.”

Other HE publications

HE GPAs and HEANs [The Planning System | Historic England](#)

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.” It is also required that distinctive elements of Wiltshire’s historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

The Council’s Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. Proposals are required to “demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) “enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development” and “responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.”

Proposal: Erection of glass roof conservatory to side of property

Relevant planning history: NA.

Issues: Impact on the character of the conservation area and impact on the setting of the listed building.

Information considered/provided: Policy HE5 of the NPPF requires applicants to assess the significance of any heritage assets affected by a proposal, including the contribution made by their setting, and to identify the likely effects of the development on that significance. Sufficient information should be provided to enable a clear understanding of the significance of the heritage asset and its setting, and the impact of the proposal upon it.

Decision-makers must be satisfied that assessments accurately reflect the effects on heritage assets caused by development proposals and in this case it needs to be accompanied by an assessment, and

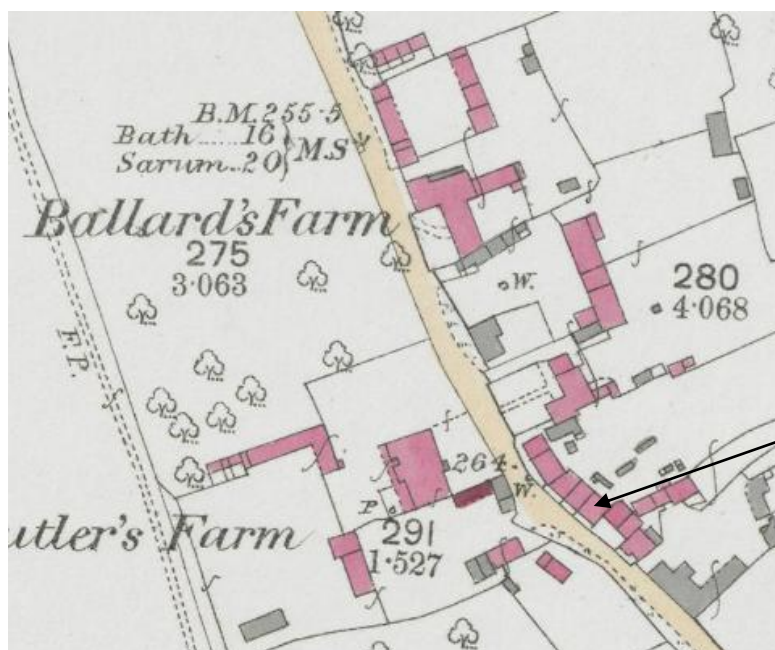
therefore the application fails to provide any objective assessment on the impact on significance and, as a result, it fails to meet the requirements of the NPPF.

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 building which forms part of a terrace of small, two-storey dwelling, which contrasts with the larger dwellings within the village. The simple vernacular design has significant aesthetic and architectural interest, and which contribute to the character of the conservation area.

The first ed. OS map shows that this group of cottages was under the same ownership of Ballard’s Farm, and there were some properties that were set back from the host site. It is likely that these were farm labourers’ cottages.

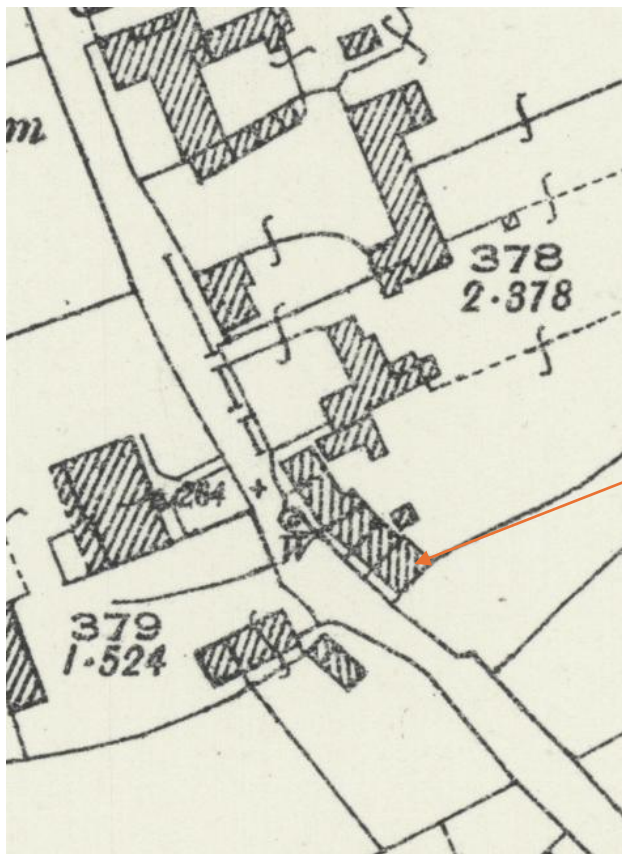


1st Ed. OS Map 1844-1888

The simplicity of form, its status and its relationship with the farm form part of the significance of the terrace, and provide a positive contribution to the character of the conservation area.

The host dwelling forms part of a row of small, two-storey brick cottages, and this end cottage has already been extended to the side with a two-storey extension. The design is subservient, but by its nature has extended the terrace. To the side of the property, which is clearly visible within the CA is a simple, lightweight pergola. Its lightweight structure is simple and honest, so does not add to the bulk or appearance to the host dwelling.

The contrasting with the modern mapping shows the extent of development that has occurred to the building in recent years, transforming this cottage into a larger dwelling.



3rd Ed. OS Map 1898-1939

The front and side elevation are extremely visible from the public realm and contribute to the character of the conservation area. Piecemeal changes and development can have an accumulative impact on the character of a heritage asset, and previous changes and proposed works need to be assessed to ensure that the harm is reduced or mitigated.

Where piecemeal harm has occurred, this could result in the loss of designation. Whilst this may be considered by some as an advantage, there is a recognised value of being within a conservation area. Properties prices generally have a c.9% uplift, as well as offering stability in property values, and it offers excellent investment potential. Many residents respond positively to living within a conservation area and look to ensure that their properties protect or enhance their properties. Historic England requires local planning authorities to review the conservation area 'from time to time' to ensure that piecemeal harm has not eroded the character or significance of a conservation area. This includes the loss of features, such as traditional windows with poor quality or design UPVc windows (ie, not traditional casements or sash windows, the loss of glazing bars, the insertion of trickle vents, etc) or poor development that is out of character of the conservation area. Therefore, development within a conservation area requires special attention to protect the character.

Assessment: The proposed scheme looks to remove the current lightweight, open pergola, and replace with a UPVc fully glazed conservatory.

The proposed conservatory will add to the built form, extending the property further, creating a floor plan that is over double of the host dwelling. The proposed extension will have a more prominent appearance within the street scene as it is a corner building. Add to this the proposed expansive of glass, including a glass roof, this will have a reflective quality, will introduce a form that is not common to a worker's cottage in this part of the conservation area.

Whilst it is proposed to be set back from the front elevation, the side elevation is extremely visible within the street scene and would introduce a design form that is out of character to the host dwelling, the row of

cottages and the street scene. This would be considered to cause less than substantial harm to the character of the conservation area.

It is understood that some discussions have been undertaken to look to alter the design to reduce visual impact. The image provided of a proposed street scene view shows that much of the structure will be screened by hedges. However, there is no control for managing the height of a hedge, and it may be that the height of the hedge is reduced (by the current or future occupants) and the conservatory will become more noticeable within the public realm. Hedging is not considered to be mitigation for harm, especially where the harm can be reduced or prevented.

Subsequent discussions with the applicant noted that many of the houses in the row have UPVc conservatories, but these are located to the rear of the buildings and cannot be seen from the public realm. This means that there is no consideration for the impact on the character of the conservation area, which is a designated heritage asset (in NPPF terminology). The applicant notes that many of the houses have white UPVc windows and including themselves. Historic England highlights the concerns of gradual changes that can have a negative impact on the character of conservation areas, and this includes the loss of historic windows. This cumulative impact of small items of development, such as a UPVc conservatory which could be seen from the public realm, can result in the loss of the character of a conservation area, which would then require the designation being removed. The use of UPVc has been identified in previous appeals as 'alien' or 'the material (UPVc) is still considered to be 'overtly modern' and have 'more clinical, manufactured detailing'. Replacement UPVc windows within Conservation Areas have been subject to Appeal, and these have been upheld as they are considered to cause harm to the character of the CA. I have applied the same consideration of a UPVc conservatory, the use of UPVc on a form that is not common within the CA, but something I would expect to see in a modern urban or housing estate location, rather than a small terrace within a CA.

Within the email from the applicant, they raise the cost of constructing in timber, which is not a consideration when assessing impact on designated heritage assets. However, I would raise a principal objection from a heritage consideration for any glass formed conservatory to this elevation. Further linear extension of the property would cause some harm to the character of the cottages, and a glass structure would be in-appropriate to the simplicity of these cottages.

There would also be the additional consideration of light spill from the conservatory within an unlit road, which will introduce an urban aspect that is considered to cause harm to the rural setting.

The setting of the listed building is considered to have limited impact by the proposed scheme due to the position of the building and the proposed conservatory.

Additional comments

A site visit was undertaken to assess the character of the conservation area and the setting of the listed buildings, to allow for a further consideration to the application.

Since the application has been submitted, a new NPPF has been published. The NPPF (August 2026) sets out Government planning policy for England. Chapter 20, *Conserving and enhancing the historic environment*, recognises heritage assets as an irreplaceable resource. Heritage assets should be conserved in a manner appropriate to their significance, with harm avoided unless there is a clear and convincing justification. Decision-makers are required to apply a balanced approach, giving substantial weight to the conservation of heritage assets and weighing any harm to significance against the public benefits of the proposal.

Policy HE5 of the NPPF requires applicants to assess the significance of any heritage assets affected by a proposal, including the contribution made by their setting, and to identify the likely effects of the development on that significance. Sufficient information should be provided to enable a clear understanding of the significance of the heritage asset and its setting, and the impact of the proposal upon it.

Decision-makers must be satisfied that assessments accurately reflect the effects on heritage assets caused by development proposals and in this case, the application does not include any information about the character of the conservation area or the setting of the listed buildings. Edington does have a brief Conservation Area appraisal, and therefore some information could have been provided.

The main character of the village is the rural location and the quality of the buildings, which create an attractive rural village. The older buildings retain their features, such as timber windows and doors and boundary treatments which support the character of the conservation area. The exception is the row of cottages that includes the application site, as this group has lost its original windows and has had a mix of UPVC windows. Many of the replacement windows retain a 'central glazing bar', replicating the more traditional casement windows and one has a leaded light appearance. The group sit on the northern edge of the settlement, with the farm forming the start of the built form when approaching the village.

In contrast, heading north out of the picturesque village, with the small green, provides views out towards a hedge lined lane, with the end gable of the site being visible, before a slight bend in the road allows views of the built form on the opposite side of the road of two large, detached houses set within their own substantial grounds which contrasts with the smaller workers cottages. The substantial stone boundary wall to Becketts House (GII), and then the green lined lane adds to the contrast of the row of cottages.

Street lighting is extremely limited, with one light outside the application building, and then nothing until near the green. The rural nature of setting is retained with the lack of footpaths and road markings, the exception being the kerb edging in places and the access to Barnleaze.



views heading north as you leave the core of the village



view from entrance to Becketts House GII. The extension to the cottage can be seen, though it follows the simple details. This has altered the ridge line (rear extension) and the fenestration pattern to the adjoining properties.



modern house with a modern extension which can be glimpsed along the street scene.

The submitted application has amended the proposed design, but the principle of a further extension to the gable end is considered to cause harm to the character of the buildings and their contribution to the character of the conservation area, and in principle is not acceptable.

The proposed conservatory style extension with extensive glazing, introduces an element that is not seen within the public realm to the traditional buildings, and as discussed above, adds an alien form to the conservation area. It is accepted that there is a visible conservatory within the CA, but this can only be glimpsed at and is connected to a modern dwelling, meaning that the visual impact within the CA is minimal, and it is not on a prominent elevation within the public realm.

The new NPPF (Aug 2026) has Policy HE5-6 provides guidance on assessing effects on heritage assets and proposals effecting designated heritage assets (conservation areas). Policy HE6.1 states: 'When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.' The policy continues to state that any 'harm to a designated heritage asset will be a matter of considerable importance and weight' this could be outweighed by:

Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed. (HE6.4)

Policy HE9 specially considers conservation areas, and policy 9.1 states:

Development proposals within or affecting the significance of conservation areas should:

- a. Retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible; and*
- b. Consider the area's special architectural or historic interest (as identified as part of the designation of the conservation area) in the design of development.*

In this case, the proposed scheme is considered to cause harm to the character of the conservation area, and no public benefits are presented that could influence a planning balance.

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 harm to the character of the conservation area due to the introduction of an alien form to the former Farm Workers terrace for the purposes of interpreting the NPPF. The wording of the NPPF and the 'special regard' of the Act 1990 requires that harm caused should be taken seriously.

If this application were to be consented, there would be a requirement to review the boundary of the designation of the conservation area within this part of the settlement.