

Wiltshire Council Planning Consultation Response

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Application No: PL/2026/05484
Variation of condition 2 (Approved Plans) relating to application PL/2024/04755 - To alter designs and positions for the approved boat store, shed and greenhouse. Vale Cottage, Stert, Devizes, SN10 3JE

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 or 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.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

Historic England's Conservation Principles, Policies and Guidance (2008) provides policy and guidance for the "sustainable management of the historic environment". Additional relevant guidance on the application of policies set out in the NPPF is contained within their publications[Officer to edit for relevance]:

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 (2017)

Historic England Advice Note 2 – Making changes to Heritage Assets (2025)

“The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3” (HE GPA3) which notes that “The importance [of setting] 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: The application is a proposed variation of condition 2 (Approved Plans) relating to application PL/2024/04755 - To alter designs and positions for the approved boat store, shed and greenhouse.

Relevant planning history: Parent application – PL/2024/04755

Issues: impact on the listed building, impact on the conservation area. Vale cottage is a Grade II listed buildings located within Stert Conservation Area. Vine Cottage is a neighbouring detached Grade II 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 the applications are accompanied by a Planning Statement which provides some assessment on the impact on significance.

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.

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 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.

Assessment: The main application considered the creation of a small swimming pool and pool building, a small store to the side of the ponds, boat house and replacement store building in the adjoining paddock. The submitted application looks to amend the approved plans to change the boat house and the greenhouse.

The Boat House is an open shelter placed by the existing lakes. The proposed change of location is to move the structure away from the tree roots, and this is accepted. The scale of the boat house is proposed to be increased (as shown in the Planning Statement), but the increase in scale is considered to be acceptable due to the open nature of the structure.

The proposed greenhouse is a more ornate structure, reflecting a Glass House of higher status, rather than a greenhouse. The placement is towards the cottage and would overlook the garden. The change of design is considered to cause no harm to the setting of the designated heritage assets.

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.

In this case the proposals will also result in neutral impact on the significance of the listed building or the conservation area. 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.