

Wiltshire Council Planning Consultation Response

8 October 2026

Janice Gooch
Senior Conservation Officer
Wiltshire Council Conservation (Central)

Officer's Name: Selina Parker-Miles
Officer's Title: Level 2 Planning Officer

Application No: PL/2026/05724
Installation of a small free-standing shed to be used as a community fridge and storage of surplus food.
Church of the Holy Saviour, Church Lane, Westbury

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.

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'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:

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.”

Proposal: The application is for the construction of a small timber shed to sit adjacent to the Grade II listed Church of the Holy Saviour, which will require the formation of a new concrete slab.

Relevant planning history: NA

Issues: impact on the setting of neighbouring listed buildings.

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 application is accompanied by a Heritage Statement which satisfies the requirements of the NPPF.

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 which have significant aesthetic and architectural interest.

Assessment: Whilst the proposed structure would result in some visual impact upon the setting of the listed building, this is considered to be outweighed by the clear community benefits arising from the proposed use. The relatively simple and lightweight nature of the structure also ensures that the intervention is reversible and capable of being removed without permanent alteration to the setting of the listed building. The acceptability of the structure is therefore directly linked to its use as a Community Fridge and the associated community benefit. It is recommended that a condition is imposed requiring the structure, including its base and any associated works, to be removed should the community use permanently cease, with the land subsequently made good.

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 building due to the visual impact of the structure' for the purposes of interpreting the NPPF. Indeed, the wording of the NPPF and the 'special regard' by Section 66 of the Act requires that any level harm caused should be taken seriously.

Policy HE6.4 advises that harm may be offset by public benefits, which could include conservation benefits, in this case justification has been provided for the works and it has been demonstrated that the works will result in public benefit. 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.

Draft Condition

Removal following cessation of community use

In the event that the structure hereby permitted permanently ceases to be used for the community use hereby approved, the structure, together with its base/foundations and any associated fixtures or services, shall be removed in its entirety and the land made good within three months of the permanent cessation of the use, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the structure remains only for so long as it is required to support the community use for which it has been justified, and to protect the character, appearance and setting of the listed building.