

**From:** [Brown, Russell](#)  
**To:** [Taylor, James](#)  
**Subject:** Conservation comments for 18/07717/FUL  
**Date:** 11 October 2018 10:01:43  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Hi James,

Above the various tiers of planning policy and guidance is the over-arching statutory requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 to give special regard to the “desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses” (s66).

In addition Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

Paragraph 193 of the NPPF states 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. ... This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

Paragraph 194 of the NPPF states that “Any harm to, or loss of, the significance of a designated heritage asset (... from development within its setting), should require clear and convincing justification.”

Paragraph 196 of the NPPF states that “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal...”

Core Policy 57 of the Wiltshire Core Strategy states: “A high standard of design is required in all new developments, including extensions... Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through... being sympathetic to and conserving historic buildings”

Core Policy 58 of the Wiltshire Core Strategy echoes the above national policy in seeking the protection, conservation and, where possible, enhancement of heritage assets.

The Grade II listed cottages to the front of the site have just been restored to working order. This site makes up the rear half of the long gardens of the three properties at the front. However prior to around 1900 – 1910 the gardens were only half as long as at present. The rear portion being orchard or other wooded area, now gone. Therefore, the shortening of the gardens would not result necessarily in a deleterious loss of setting to the listed building, because the garden size has changed over time – the current application would return the garden size to its pre-1900 size. The question remains then: can this area be used for a new building?

The proposal in its current form I would say that harm would be caused to the settings of the listed buildings and to the character of the Conservation Area. This harm would be caused by the mass and scale of the proposed building together with its standard

design, not reflective of the historically sensitive location. In addition, the proposed garage is also out of scale with the immediate area and has a poor relationship with the proposed dwelling as well as the nearby listed buildings. The garage is also harmful due to its form and siting, and any future proposal or revision of this scheme should omit the garage entirely.

For the above reasons the proposed scheme would result in less than substantial harm to the settings of the nearby listed buildings and to the character of the Conservation Area. This harm is considered to be at the upper end of less than substantial harm. Paragraph 196 of the NPPF requires that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. I cannot see any public benefit from a conservation perspective to outweigh this harm. Therefore this application should be withdrawn or refused for the above reasons.

Best wishes,  
Russell

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