



Appeal Decisions

Site visit made on 18 November 2019

by H Porter BA(Hons) MScDip IHBC

an Inspector appointed by the Secretary of State

Decision date: 28 November 2019

Appeal A Ref: APP/Y3940/W/19/3226817

36 High Street, Royal Wootton Bassett, SN4 7AF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Ms Jan Clark (Notemachine UK Ltd) against the decision of Wiltshire Council.
 - The application Ref 19/00733/FUL, dated 22 October 2019, was refused by notice dated 18 March 2019.
 - The development proposed is the removal of the red secure panel and full surround, the reinstatement of clear glazing and retention of the ATM with a small non illuminated bespoke surround.
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Appeal B Ref: APP/Y3940/W/19/3226821

36 High Street, Royal Wootton Bassett, SN4 7AF

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
 - The appeal is made by Ms Jan Clark (Notemachine UK Ltd) against the decision of Wiltshire Council.
 - The application Ref 19/00831/LBC, dated 22 October 2019, was refused by notice dated 18 March 2019.
 - The works proposed are the removal of the red secure panel and full surround, the reinstatement of clear glazing and retention of the ATM with a small non illuminated bespoke surround.
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Decisions

1. Appeal A is dismissed. Appeal B is dismissed.

Main Issues – both appeals

2. The main issue in both appeals is the effect of the works and development on the Grade II listed building, the setting of nearby listed buildings, and the effect on the character and appearance of the Wootton Bassett Conservation Area.

Reasons

3. No. 36 High Street is a Grade II listed building within the Wootton Bassett Conservation Area (CA). In considering whether to grant planning permission or listed building consent, the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires decision-makers to have special regard to the desirability of preserving the listed building, its setting or any features of special architectural or historic interest which it possesses; and to pay special

attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

4. The statutory list description identifies the appeal building has as listed only for group value with Numbers 32 to 36 High Street. In common with its listed neighbours in this group, the appeal building was a house before its conversion to a shop. It expresses the typical 19th century vernacular attributes of the area, constructed of red brick with a roof clad in natural stone slate. The ground-floor shopfront, though not itself historic, reflects the commercial evolution of the listed buildings as well as commonality in traditional materials, character and form. Therein lie the key attributes of the special interest and significance of the appeal building and group.
5. The Wootton Bassett Conservation Area is primarily focused on the historic linear High Street. The CA's significance lies in, amongst other things, the quality and age of many of its buildings as well as their use, which reflect the built evolution of the area. The appeal building and its listed neighbours provide a link with the area's development and contribute aesthetically and historically to the area's built backcloth. Due to its integral and prominent location, the appeal building makes a positive contribution to the character and appearance of the CA as a whole and thereby to its significance as a designated heritage asset.
6. An Automated Telling Machine (ATM) has been installed within the ground floor shopfront of No. 36 High Street. The shopfront is divided into three large glazed sections and the ATM sits within the far-right of these (facing the premises). The ATM sits about half-way up and protrudes slightly from the glazed pane, and includes a black vinyl surround with bright green lit trim, with associated signage above. The proposal is to remove the red secure panel and illuminated surround, reinstating clear glazing and the retention of the ATM with a non-illuminated surround.
7. The ATM is noticeable for its modern, standardised appearance that contrasts starkly with the form and materials that otherwise characterise the appeal building. As seen from the street, the ATM draws the eye and is an unattractive feature that detracts from the age and architectural quality of the appeal building as a whole. Furthermore, the ATM deviates significantly and jars with traditionally detailed shopfronts in the vicinity. The noticeable deviation away from characteristically traditional materials and form weakens the group value of the appeal building and causes further harm to its significance. By the same token, the ATM causes some residual harm to the setting of the other listed buildings that are within the group, namely Numbers 32 – 35 High Street.
8. The red secure panel and illumination exacerbates the impact of the ATM; the removal of these features would slightly lessen the overall harm. However, even if it would allow for more clear glazing to be re-instated, the small adjustments proposed would not meaningfully alleviate the visual disruption to the shopfront, the listed group, or harm to the character of the street that the installation causes.
9. In light of the foregoing, as existing and proposed, the ATM would fail to preserve the special architectural interest of the listed building, and the setting of the other listed buildings with which it forms a group. The character and appearance of the CA as a whole have been similarly incrementally harmed and consequently not preserved.

10. The magnitude of the harm to designated heritage assets has been less than substantial. Paragraph 196 of the National Planning Policy Framework, revised February 2019 (the Framework), requires this to be weighed against the public benefits of the proposal. The appellant purports that the ATM is popular, well used and contributes to community banking facilities in the area. I take the point that some banks have closed locally. However, during my site visit I observed that free cash withdrawals are available from at least two other ATMs that are within a very short, level walking distance of the appeal site; as well as a post office a few doors down. Therefore, I am not convinced that the appeal ATM is more than a non-essential local convenience that provides very modest public benefit. Furthermore, those benefits could conceivably be provided locating the ATM within the newsagent, which the Council indicated it would not object to. On balance, the sum of public benefits is insufficient to outweigh the considerable importance and weight that even less than substantial harm carries.
11. Failing to preserve the listed building or CA, the appeal works and development run counter to the clear expectations of s.16, s.66(1) and s.72(1) of the Planning (Listed Building and Conservation Areas) Act, 1990. There are not public benefits or other considerations that outweigh the harms identified, leading to conflict with the historic environment policies of the Framework. Conflict also arises with Policy 7 of the Royal Wootton Bassett Neighbourhood Development Plan 2017 – 2026, 2018, and with Core Policies 57 and 58 of the Wiltshire Core Strategy, 2015, insofar as these seek to ensure development protects, conserves and, where possible enhances, the historic environment, including designated heritage assets.

Conclusion – both appeals

12. For the reasons given above and having considered all other matters raised, I conclude that both Appeal A and Appeal B should be dismissed.

H Porter

INSPECTOR