

Development Management
Development Management and
Planning
County Hall
Bythesea Road
Trowbridge
BA14 8JN

Mr & Mrs Burchell
19 Newtown
Bradford on Avon
Wilts
BA15 1NE

10 December 2025

Dear Sir/ Madam,

Application for Listed Building Consent 19 Newtown, Bradford on Avon, BA15 1NE

This application seeks listed building consent in relation to the above property for the insertion of a slate vent in the roof to allow ventilation to an existing bathroom. The purpose of this is to provide appropriate extraction to reduce condensation which is damaging to the building's windows and historic fabric.

We set out below details of the existing building, relevant planning policy considerations, the proposed works, an analysis of the building's significance, and an assessment of the proposal's impact on its significance.

Existing Building

The building was statutorily listed (Grade II) on 23 August 1974 (List Entry No. 1036084). The listing entry details are as follows:

An important building on a corner site. C18. Ashlar, 2 storeys and mansard, upper pitch stone-tiled, lower pitch slated. 3 cambered-headed dormers with wooden casements. 5 windows (side windows in pairs), sashes, glazing bars, in reveals. Pain string at 1st floor level, moulded cornice and plain parapet. Square-headed centre doorway with flat moulded cornice on stone brackets. Plinth course. 6panel door with rectangular fanlight over. No 19 forms a group with Nos 1 and 3 Wine Street.

Planning Policy Considerations

The Planning (Listed Buildings and Conservation Areas) Act 1990 gives special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 7 states that 'no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.'

NPPF para. 207 requires applicants to describe the significance of any heritage asset that may be affected by the proposals. The level of detail should be 'proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

The adopted development plan comprises the Wiltshire Core Strategy DPD (January 2015) and the West Wiltshire District Plan First Alteration (2004) (WWDP) Saved Policies. Wiltshire submitted its new Local Plan for examination in November 2024. Relevant emerging policy should be given weight according to the stage of plan preparation, the degree of consistency with the NPPF, and the extent to which there are significant unresolved objections to relevant policy (NPPF para. 49). Following Week 1 of the Stage 2 Hearing Sessions which took place in November 2025, the Inspectors have submitted an Initial Post Hearings Letter to the Council. As a result of this the future sessions have been halted the November deadline for the submission of Stage 3 Hearing Statements has been cancelled.

Core Policy 58 seeks to ensure that Wiltshire's historic environment is protected and enhanced. Development 'should protect, conserve and where possible enhance the historic environment' and is required to be sensitive to all heritage assets. The policy supporting text goes on to state that the designation of a listed building 'does not preclude the possibility of new development and the council is committed to working pragmatically with owners to find positive solutions which will allow adaptation of such buildings to reflect modern living aspirations.'

Proposed Works

The application proposes to insert a slate vent in the roof's south eastern façade, below the parapet to allow extraction from the bathroom. Details of the vent are provided within the enclosed specification sheet. The slate vent will connect to a flexible ventilation hose that will be located within an existing void between the roof and the internal partition wall. The pipework will connect to an existing ventilation grill in the bathroom ceiling. There would be no disruption to historic ceilings, joists, walls or other structures.

There will be negligible loss of fabric and slate vent will be a discreet addition to the roof. It will not be visible from any location, including longer range views, as it sits below the parapet on the south eastern (front) façade.

The ability to ventilate the bathroom will bring significant benefits to the building, principally through the efficient extraction of water vapour which will prevent condensation, which is currently causing damage to the window frames and the building's fabric.

Analysis of Significance and Impact on Character

A Statement of Significance is enclosed with this application. It is not considered that the proposed works have any impact on the building's significance, as described in the accompanying statement.

The proposed works do not have any impact on the building's historic significance in terms of its architectural, historic, community, or evidential significance. The works will not be visible from any viewpoint, being below the parapet, and will therefore have no impact on the Conservation Area. The installation of a discreet vent will preserve the fabric of the building and is essential for alleviating condensation within the house.

Planning Assessment

The proposals will not affect the character of the building as one of special architectural or historic interest, in accordance with the relevant legislation and the NPPF. The impact of the proposals on heritage assets will be neutral, no harm will be caused and on this basis no specific justification is required, however, it is considered the works will assist in securing the future use of a heritage asset in support of its long-term conservation. The requirements of current conservation legislation, policy or guidance are considered to be met.

The proposals are sensitive to the heritage asset in accordance with Core Strategy Policy 58.

Emerging Policy 99 requires development to conserve or enhance the historic environment. The proposed works are considered to be fully consistent with this policy.

The proposals are therefore fully in accordance with the NPPF and the adopted local development plan.

The application comprises the following documents:

- Application form for listed building consent for alterations, extension, or demolition of a listed building (including ownership certificates)
- Site location plan
- Covering letter and supporting statement, including policy analysis
- Statement of Significance
- Slate vent product information sheet

As the slate vent will not be visible on the front elevation (or visible from side elevations) existing and proposed elevations are not provided as the vent could not be shown on an elevational drawing.

We trust that this information is sufficient for the application to be validated and we look forward to confirmation of validation. Please feel free to contact us should you have any queries or require any further information.

Yours faithfully

Mr & Mrs Burchell