

CASE OFFICER'S REPORT

Application Reference:	PL/2025/07802
Application Type:	Listed building consent (Alt/Ext)
Consultation ends:	05 December 2025
Case officer:	Fiona Webb

Site Address:	1 School Lane, Dilton Marsh, Westbury, BA13 4FE
Proposal:	External repair works
Recommendation:	Approve with Conditions

Scope of comments: the following comments relate to the built historic environment.

Policy: 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 16 requires that **special regard** be given to the desirability of preserving or enhancing listed buildings, their settings or any features of special architectural or historic interest which they possess.

The NPPF outlines government policy, including its policy in respect of the historic environment. Section 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 214-216 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 210 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

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."

Historic England Advice Note 2 – Making changes to Heritage Assets illustrates the application of policies set out in the NPPF in determining applications for PP and LBC.

Site and assets considered: The property is a Grade II listed building.

Proposal: The proposal seeks external repair works.

Relevant planning history: W/04/02412/FUL - Conversion to three residential units (approved).

Issues: impact on the listed building, impact on the setting of neighbouring listed buildings.

Information considered/provided: Paragraph 207 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance. In this case, the application is accompanied by a “Design, Access and Heritage Statement” which provides sufficient information to understand the impact of the proposals and is proportionate to their scope. The requirements of the NPPF are therefore met in this respect.

However, paragraph 208 also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

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.

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.

Assessment: The property is a Grade II listed building and forms the eastern wing of a former Victorian school.

The proposal is to carry out limited remedial works to the front elevation of the property. These include:

- Removal of unsympathetic and poorly executed mortar patches above the window.
- Repointing of open joints using lime-based mortar mixed with stone dust, matched to the original in colour and texture.
- Repair of spalled and weathered Bath Stone to the mullions and associated architectural details, using Bath Stone to match the original.

As part of the conversion work in 2007, some localised areas of repointing were carried out on the front elevation of this property with an inappropriate mix that was non-matching to the original stonework. In addition, during the period of ownership, the pointing to a central area of stone wall, approx. 1m², between the head of the window and trefoil opening above, has weathered out and is in need of repointing. Further, localised areas of weathering have affected the dressed bath stone on the central window framing, transoms and mullions, which need sympathetic restoration. The applicant is applying to carry out all these repairs at the same time, as well as pointing up a vertical joint, some 10mm at its widest point, between the left side of the front porch and the main gable wall.

All repointing will be carried out using a natural hydraulic lime (nhl 3.5) to match the original in colour, texture, and strength to ensure mortar is compatible with the existing masonry and prevent further spalling or water ingress. Repointing will only be done to those areas where necessary, leaving the sound mortar intact.

The repair works are considered sympathetic and are in keeping with the traditional construction of the building.

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 impact of the proposals on heritage assets will be neutral and 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.

CONSULTATION RESPONSES:

Dilton Marsh Parish – At a meeting of the Parish Council held on 20th November 2025 Members resolved to Support the application.

REPRESENTATIONS:

None

RECOMMENDATION:

Consent

REASON FOR GRANTING PERMISSION/CONSENT/REFUSAL:

The proposed works would preserve the special historic interest of the heritage asset in accordance with Sections 16(2) of the Planning (Listed Building and Conservation Area) Act 1990 and NPPF section 16, because these works, would have no overall detrimental impact on the historic fabric and would be sympathetic to the significance of the designated heritage asset.

Conditions

- 1 The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The works hereby granted consent shall be carried out in accordance with the following approved plans and documents: Location Plan, Ref: BH.25.001.B1 – dated 30/10/2025 Existing Site Plan, Ref: BH.25.001 A1 – dated 30/11/2025 Site Plan (Elevation to be repaired outlined), Ref: BH.25.001 C1 – dated 30/10/2025 Front Elevation (Photo 1) - dated 13/10/2025 Method Statement - dated 7/10/2025 Front Elevation (Photo 2) - dated 29/09/2025 Planning Statement (Including Schedule of Works) – dated 30/10/2025 REASON: For the avoidance of doubt and in the interests of the significance of the heritage assets and their setting.
- 3 The natural stonework to be used externally shall match that of the existing building in terms of type, colour, size, pointing and mortar mix. REASON: In the interests of visual amenity and the character and appearance of the area.