



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Heritage Impact Statement

**Proposed change of use from storeroom /
outbuilding to residential (one bedroom flat) +
added dormer at Store Buildings at Longfield
House, Mortimer Street, Trowbridge, BA14 8BG**

Written and prepared by Planning By Design on Behalf of Albert Dzapasi

Version	Date	Prepared by
1	05/12/2025	KE

1. Introduction and Methodology

This Heritage Statement has been prepared by Planning by Design and was produced in January 2025. This assessment is intended to accompany an application for planning permission and listed building consent for the proposed change of use from storeroom/outbuilding to residential (one-bedroom flat) and the addition of a dormer at Store Buildings, Longfield House, Mortimer Street, Trowbridge, BA14 8BG. This report aims to satisfy the requirement of paragraph 207 of the National Planning Policy Framework 2024, which indicates that applicants should provide a description of the significance of any heritage assets affected by their proposals (including any contribution made by their setting). This assessment is informed by an analysis of the site, the existing buildings and their environs. The Heritage Statement is further informed by an analysis of historic maps of the area and a review of known information about the site from various sources.

Heritage Planning Context / Site Location

The site itself consists of a main house, with multiple outbuildings, within a sustainable location in the designated settlement area of Trowbridge town.

Longfield House and its gate and Gatepiers on Mortimer Street in Trowbridge settlement area are Grade II listed buildings, meaning they are of special interest and warrant preservation due to their architectural or historical significance. The storeroom in question (whilst within the curtilage of the listed building) is none listed and from the postwar period, and is part of terrace of units, which were the former garage for the house, located to the south of Longfield dwellinghouse itself, with a newer colonnade in front, and attached to the west end of the block of units is a newer garden room. The neighbouring units to the application site (5 and 6) were converted without permission to flats circa 1980s, regularised by application: 20/04948/FUL and 20/05713/LBC. As a result, they now appear to be of a similar design, character and style as the main house.

The site is uniquely situated in the middle of a roundabout on a major A-road, part of the Freight Route Network known as County Way, which serves as a primary route for heavy goods vehicles.

2. Planning History

- **PL/2021/11034** - Approval of details reserved by a condition. [Approved 10/02/2022]
- **20/04948/FUL** - Retrospective conversion of the east wing into three flats and partial conversion and enlargement of the former store/garage buildings into two residential units. Demolition of unauthorised conservatory and other associated alterations and works. [Approved 23/09/2020]
- **20/05713/LBC** - Retrospective conversion of the east wing into three flats and partial conversion and enlargement of the former store/garage buildings into two residential units. Demolition of unauthorised conservatory and other associated alterations and works. [Approved 23/09/2020]
- **W/79/00082/HIS** - Outline 3 detached dwellings and garages. [Refused 02/05/1979]

- **18/04458/FUL** - Demolition of rear extensions and replacement with a single rear extension to add 2 bedrooms and extend living accommodation. [Approved 28/06/2018]

The above planning history, including the part conversion of Longfield House to flats, sets a precedent for restorative residential development to and within the curtilage of the Grade II listed building, particularly to the outbuilding units attached to this application storeroom. The proposed works are not dissimilar to the previously approved applications at Longfield House, setting a precedent for the conversion of the former garage outbuilding units for residential properties.

3. Legislation, planning policy and guidance

The proposals should be assessed in accordance with the following policies and guidance, which seek to protect the significance of designated heritage assets and their settings:

- Planning (Listed Buildings and Conservation Areas) Act 1990
- Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended)
- National Planning Policy Framework (2024)
- National Planning Practice Guidance –Enhancing and Conserving the Historic Environment (Revised July 2019)
- Historic England’s Good Practice Advice in Planning Note 2 “Managing Significance in Decision-Taking in the Historic Environment”
- Historic England’s Good Practice Advice in Planning Note 3 “The Setting of Heritage Assets (2nd Edition)”
- Wiltshire Core Strategy (Adopted 2015)

At the heart of the National Planning Policy Framework (NPPF) is a strong presumption in favour of sustainable development (paragraphs 11-14).

The purpose of this Heritage Statement is to satisfy paragraph 207 of the National Planning Policy Framework which states that ‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contributions made by their setting’ and to assess whether the proposed development meets the test of sustainable development as regards its impact on the historic environment.

The NPPF requires, in the case of all heritage assets, designated or otherwise, that local planning authorities should take into account 'the desirability of sustaining and enhancing the significance of such heritage assets and of putting them to viable uses consistent with their conservation' (NPPF 2024 paragraph 203d).

If the development will lead to 'substantial harm' to the significance of a designated heritage asset, paragraph 214 of the NPPF indicates that the development should be refused consent by the local planning authority, unless it can be proved that the loss or damage to the asset

can be outweighed by substantial benefits to the public or if the proposal can meet a number of specific conditions. If the development leads to 'less than substantial harm' to the significance of a designated heritage asset, paragraph 215 indicates that this harm still needs to be assessed against the public benefit of the scheme and whether or not the viability of the site is being optimised.

In contrast to designated heritage assets, the NPPF does not require planning authorities to give 'great weight' to the conservation of non-designated heritage assets. It does not require that harm requires 'clear and convincing justification'. Instead, the NPPF states that: 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required, having regard to the scale of any harm or loss and the significance of the heritage asset.' (NPPF paragraph 216).

Paragraph 138 of the Historic England Conservation Principles, Policies and Guidance states that new work or alteration to a significant place should normally be acceptable if:

- a) There is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place.
- b) The proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;
- c) the proposals aspire to a quality of design and execution which may be valued now and in the future;
- d) The long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

4. Local Planning Policy

Wiltshire Core Strategy

- *CP58 - Ensuring the Conservation of the Historic Environment*

Development should protect, conserve, and, where possible, enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate, enhanced in a manner appropriate to their significance, including:

- i. nationally significant archaeological remains*
- ii. World Heritage Sites within and adjacent to Wiltshire*
- iii. buildings and structures of special architectural or historic interest*
- iv. the special character or appearance of conservation areas*
- v. historic parks and gardens*
- vi. important landscapes, including registered battlefields and townscapes.*

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity, will be conserved, and where possible, enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

Heritage assets at risk will be monitored, and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.

5. Assessment of Significance

Heritage Assets

The heritage assets affected by the development include:

- Grade II listed building – Longfield House + Gate and Gatepiers of Longfield House on Mortimer Street

Longfield House possesses a rich and layered history. It was originally constructed along Mortimer Street, the principal approach into Trowbridge from the southwest, and is situated just south of Cradle Bridge, which spans the River Biss. The house was set back from the road within generous gardens extending to the north and west. Elements of the original boundary treatment, including the formerly gated entrance to Mortimer Street and sections of the stone boundary wall, are listed features and contribute to the property's historic character. The site also includes a block of unlisted post-war garage buildings, which, through subsequent conversion works, have adopted architectural detailing that loosely reflects the style of the principal house.

In 1968, Longfield House was identified as lying within the proposed route of the Trowbridge Relief Road. Following this designation, the property was compulsorily acquired by the County Council after 1974 and subsequently left vacant, falling into disrepair and becoming vulnerable to vandalism. A Listed Building Consent application submitted by Wiltshire County Council in 1980 seeking demolition was refused by the District Council, following strong local opposition. Concerns were raised regarding the loss of historic buildings and the detrimental impact on the town's character. This opposition ultimately led to the preservation of the property, which was acquired by its current owner in March 1982.

Subsequent works included the conversion of parts of the main house, particularly the east wing and its extension, into residential flats. Two of the former garage outbuildings (attached to the application site) were also converted, and additional garden structures were introduced, including a colonnade formed from architectural salvage and a garden room. An unauthorised uPVC conservatory, added in the 1980s, was later removed and regularised under planning permissions 20/04948/FUL and 20/05713/LBC.

The current application site comprises the central unit between the two previously converted garage outbuildings and is presently used as a store room. Its location and form present a logical opportunity for conversion, completing the block and enhancing the architectural coherence of the wider Longfield House. The official listings on English Heritage state the following:

The Listed Building – Longfield House

- *Heritage Category: Listed Building*
- *Grade: II*
- *List Entry Number: 1198297*
- *Date first listed: 29-Dec-1950*
- *List Entry Name: LONGFIELD HOUSE*
- *Statutory Address 1:*
- *LONGFIELD HOUSE, MORTIMER STREET*

Details: *MORTIMER STREET 1. 5411 (South East Side) Longfield House ST 8557 7/39 29.12.50. II*

2. Late C18 with early C19 additions. 2 storeys and attic. Ashlar stone on projecting plinth. String at 1st floor level. Rusticated angle pilasters. Moulded cornice and parapet with projecting coping. Slate roof. 3 windows, glazing bar sashes 4 panes wide, with moulded jambs and voussoir heads on 1st floor. 2 similar windows on ground floor. Central 6-panel door with arched radiating fanlight and in delicate stone Doric porch of 2 columns, wall pilasters and entablature with architrave enriched with key pattern ornament, pulvinated frieze and small cornice; glazed roof; all approached by 4 steps. Wrought iron dog gates for the door. Early C19 extension wing projecting to left, 3 arched windows with raised stone surround and key blocks. Also rustic quoins.

Listing NGR: ST8564757521

The Listed Building: Gate And Gatepiers of Longfield House on Mortimer Street

- *Heritage Category: Listed Building*
- *Grade: II*
- *List Entry Number: 1021628*
- *Date first listed: 26-Nov-1976*
- *List Entry Name: GATE AND GATEPIERS OF LONGFIELD HOUSE ON MORTIMER STREET*
- *Statutory Address 1: GATE AND GATEPIERS OF LONGFIELD HOUSE ON MORTIMER STREET, MORTIMER STREET*

Details: *MORTIMER STREET 1. 5411 (South East Side) Gate and Gatepiers of Longfield House on Mortimer Street ST 8557 7/39A II*

2. Late C18/early C19. About 6 ft ashlar wall. The main interest is the gate piers and gates set in quadrant walls. Piers have cross-ridge caps. Cast iron gates with spearhead railings to

ramped upper bar and anthemion to centre; short arcade below upper bar; scrolled centre panels and quatrefoil spacers below.

Listing NGR: ST8560657557

Longfield House is a Grade II-listed building, understood to date originally from the late 18th century, with subsequent curtilage additions from the early 19th and 20th centuries. According to Historic England's listing description, the building's significance is primarily architectural rather than historical. Constructed in the late Regency classical style, Longfield House comprises two storeys and an attic, with its most prominent elevation facing east. This façade is built in local ashlar stone set on a projecting plinth, and features refined architectural detailing, including a string course at first-floor level, rusticated pilasters, and a moulded cornice with a parapet and projecting coping that conceals the slate roof. The listing does not include an internal inspection, and notably, the outbuildings are excluded from the description, indicating they are not considered to hold individual historic significance.

The outbuilding block in question, originally constructed as a garage block along the rear boundary wall (we believe – as is also noted in the Heritage Statement for the prior approved application for the neighbouring units), is post-1948 and therefore is not automatically curtilage listed. Nonetheless, the block contributes positively to the setting of Longfield House; the proposed development would further improve the building's contribution through sensitive design and material consistency. As can be seen in the 1921 map below, the garages were not yet constructed at this time, and are not an original feature of the curtilage: The 1968 Ordnance Survey map shows three garages positioned against the rear boundary wall.

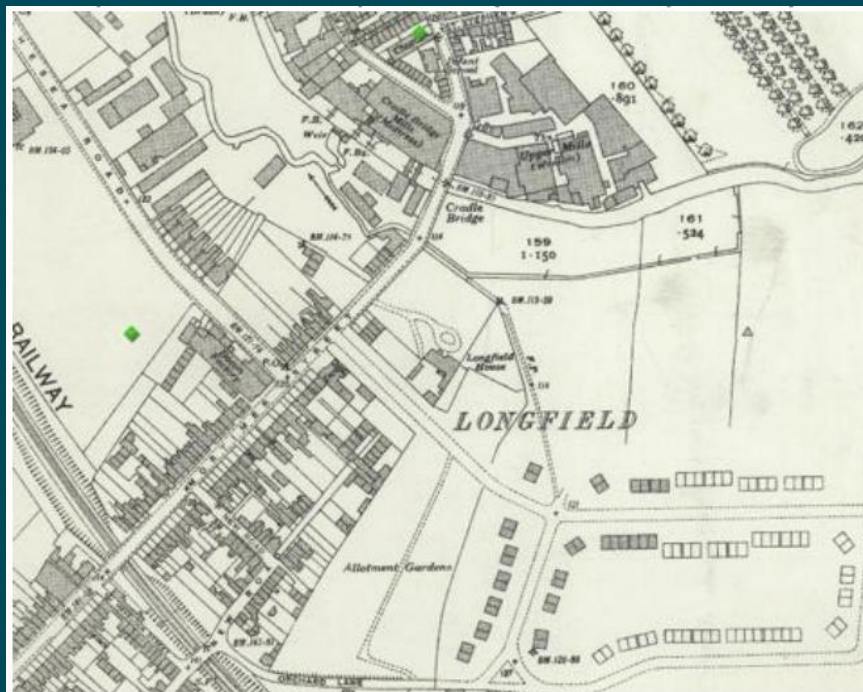


Fig.2 - 25th Rev OS map 1921 – showing that the outbuildings were not yet constructed.

However, the outbuildings do then feature in the 1968 map:

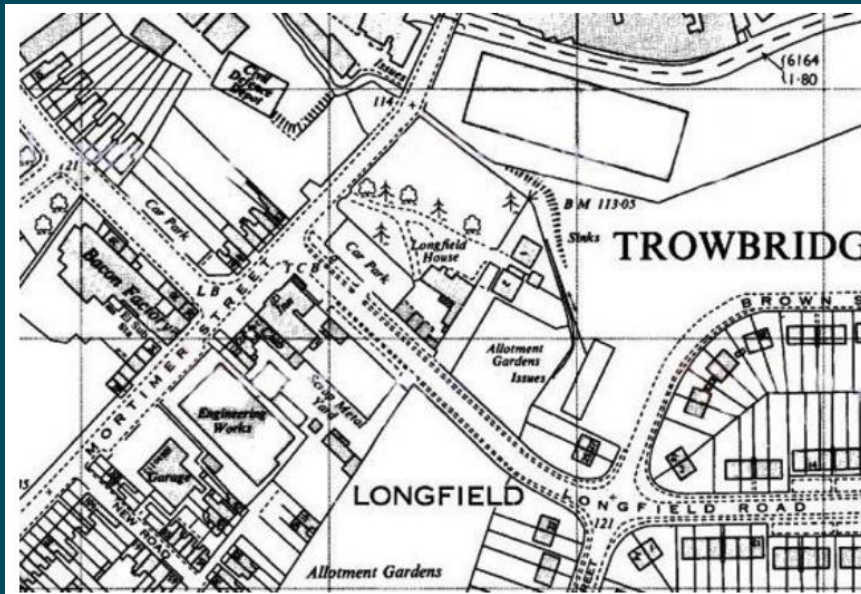


Fig.3 - 1968 OS map, Longfield House within the rear garages

Over the past two to three decades, the garage block at Longfield House has undergone substantial alteration and conversion, resulting in two residential flats with a new slate roof to the rear (south) elevation and prominent loft dormers at either end of the first floor. These flank a retained single-storey store room and workshop at the centre of the block (the application site.) The central block, which forms the subject of this application, remains in use as a single-storey store and workshop. This central building features a rendered masonry façade with a symmetrical arrangement comprising a central timber-panelled door and two vertically sliding sash windows. The door is framed by dressed stone blocks forming a simple surround, providing visual emphasis and structural definition to the entrance. The sash windows are timber-framed, painted white, and fitted with external metal security bars. The render is pale grey and shows signs of weathering, with dry climbing vines covering portions of the surface.

In contrast, the flanking units have undergone substantial alterations. These have since been converted into two residential flats, with a central store room retained between them. Each unit includes a loft space and large dormer windows facing the garden. The south-facing slate roof is supported by the original stone boundary wall, which has been raised to approximately 2.8 metres at the eaves with an additional 300 mm course of rubble stone. The roof now accommodates three modern skylights—two serving the eastern flat and one serving the western unit. The eastern elevation has been rebuilt using reclaimed brick, incorporating new window and door openings. The garden-facing (north) elevation comprises rendered blockwork, with timber doors and paired sliding sash windows set within stone-coloured concrete surrounds at ground floor level. The upper dormers feature sash-style windows with matching surrounds and decorative stone trefoils. The original rubble boundary wall continues to form the rear (south) elevation. On the western end, the rendered block wall has similarly been raised using reclaimed brick to match the new roofline.

As noted above, the garage structure was (we believe) constructed post-1948 and, in isolation, would not automatically qualify as curtilage-listed, yet it does contribute to the

setting of Longfield House; its integration and sympathetic design support its continued presence within the site. It is also physically attached to and structurally integrated with the curtilage-listed stone boundary wall, following the original alignment. This wall forms the rear elevation of the block, with the roof and two return walls also tied into its structure. Within the context of the wider Longfield House site, the rear boundary wall holds limited heritage significance, and the converted flats are visually attractive, exerting a positive impact on the overall setting of the listed building. The proposed conversion of the central store room would enhance the visual coherence of the block, creating a more symmetrical, unified and consistent architectural composition.

Additionally, a separate outbuilding, a brick-built flat block, was granted planning permission in the 1980s following the conversion of a mid-19th-century extension into residential units. This structure is not considered curtilage-listed and does not form part of the designated heritage asset.

6. Heritage Impact of the Proposed Development

Proposed works

Planning permission and listed building consent are sought for the restoration and conversion of the storeroom into a one-bedroom dwelling. This will involve the creation of the first floor at the site and the addition of a dormer/ roof extension to the frontal elevation to create adequate head height. The new windows on this level will be of a heritage timber sash style to match the existing at the building, and wider site, roof form, materials and wall finishings will also match the existing. The development also includes the addition of Velux windows to the rear. The dwelling is expected to meet nationally described space standards. The proposed works will essentially replicate and mimic the frontal external works to the neighbouring units (nos. 5 & 6) and bring the application unit's roof in line with the neighbouring units, via the dormer extension.

The layout plan will be as follows:

Ground floor GIA Proposed: (24.5 m2)

- Open planned kitchen and living room
- Shower room
- Store room

New first floor (16.7 m2)

- Bedroom (for one person)

The site is also adequately sized to provide ample off-street parking for the dwelling, with abundant external amenity space also existing at the site.

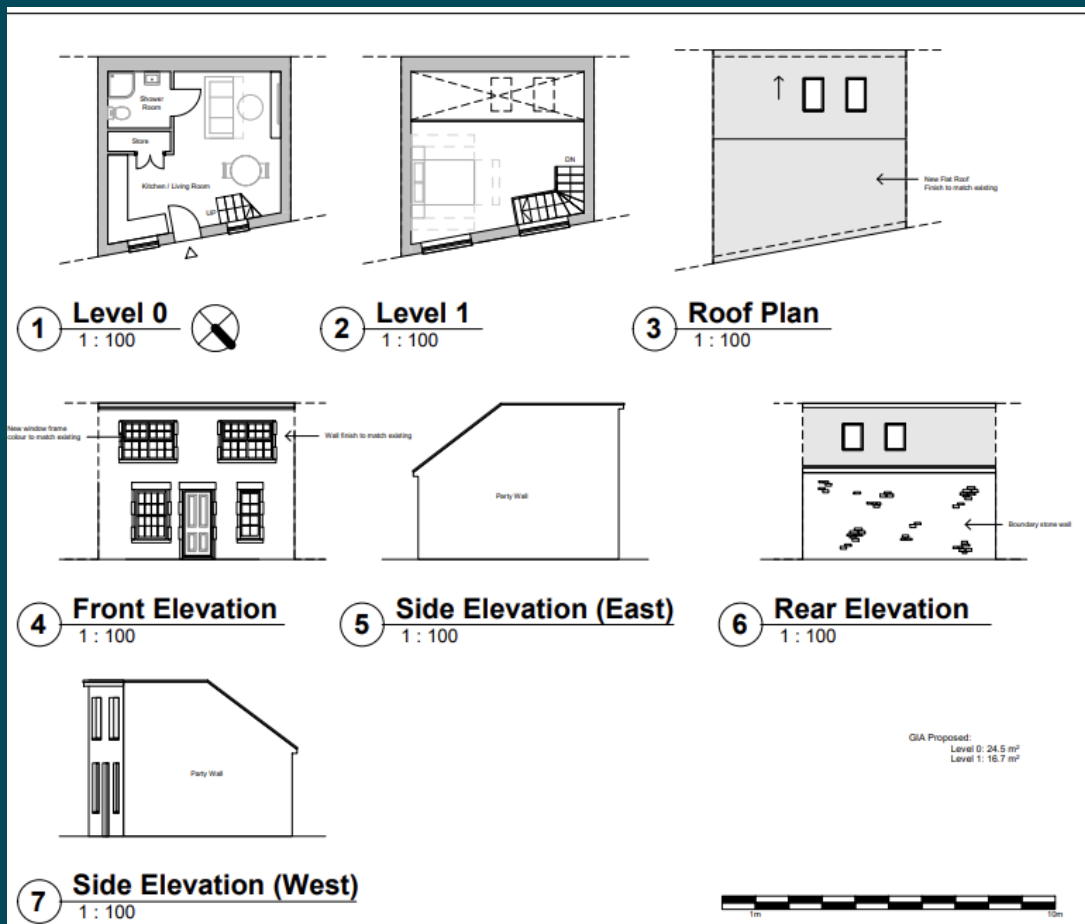


Fig.2 – Proposed plans and elevations



Fig.3 – Plans from previous application (20/04948/FUL and 20/05713/LBC) – it can clearly be seen that the proposed works will replicate this frontal design and create a uniform roof line and frontal appearance across the whole block.

Assessment

The proposed development will not result in any material or visual harm to the significance of Longfield House, a Grade II listed building, nor to its immediate setting. The historic fabric of the principal building, including the gate and gatepiers, will remain entirely unaltered. The

application relates solely to the sensitive conversion and material change of use of a post-war store room, originally constructed as a garage block, located to the south of the main house. The intention is to bring this underutilised structure into residential use, consistent with the prevailing residential character of the wider Longfield House site and neighbouring properties, including the attached units of the block.

The store room forms part of a later phase of development and does not constitute an original feature of the listed building. Its conversion will not adversely affect the architectural integrity or historic setting of Longfield House. The proposed works are modest in scale and have been carefully designed to reflect the character and appearance of the surrounding built form. The accompanying architectural drawings demonstrate a high-quality and contextually appropriate design response, with detailing and materials that are sympathetic to the heritage context.

External alterations will be minimal and restorative in nature. Existing ground-floor windows, currently in poor condition, will be sensitively repaired or replaced. New heritage-style sash windows will be introduced at the first-floor level to match those found within the adjacent converted units and across the wider site. An appropriately designed first floor with a modest dormer roof extension is proposed to align the unit's roofline with neighbouring properties, replicating the design of dormers added during the 1980s conversions, regularised under applications 20/04948/FUL and 20/05713/LBC. This will ensure visual continuity and architectural coherence across the block. Additional Velux rooflights are proposed for the rear elevation to provide natural light to the upper floor. These are discreetly positioned and reflect an established precedent within the site. Internally, the design and furnishings will be selected to complement the historic character of the space, ensuring a cohesive and respectful integration with the existing building fabric. The proposal reflects a continuation of the established residential use across the site and offers a viable and sustainable re-use of a currently underutilised structure.

The proposal also delivers clear public benefit through the modest creation of additional housing by conversion of an under-utilised space in an area where demand significantly exceeds supply, supporting local housing objectives and contributing to sustainable development. Given the planning history of the site, the precedent for residential conversions of adjacent units, and the sympathetic nature of the proposed works, the development is considered acceptable in heritage terms. It will not diminish the significance of Longfield House or its setting, and instead contributes positively to the ongoing stewardship of the site. The proposal is therefore considered to result in no harm, or at most less than substantial harm, in accordance with Section 16 of the National Planning Policy Framework (2024), Core Policy 58 of the Wiltshire Core Strategy, and the statutory duties set out under the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. Conclusion

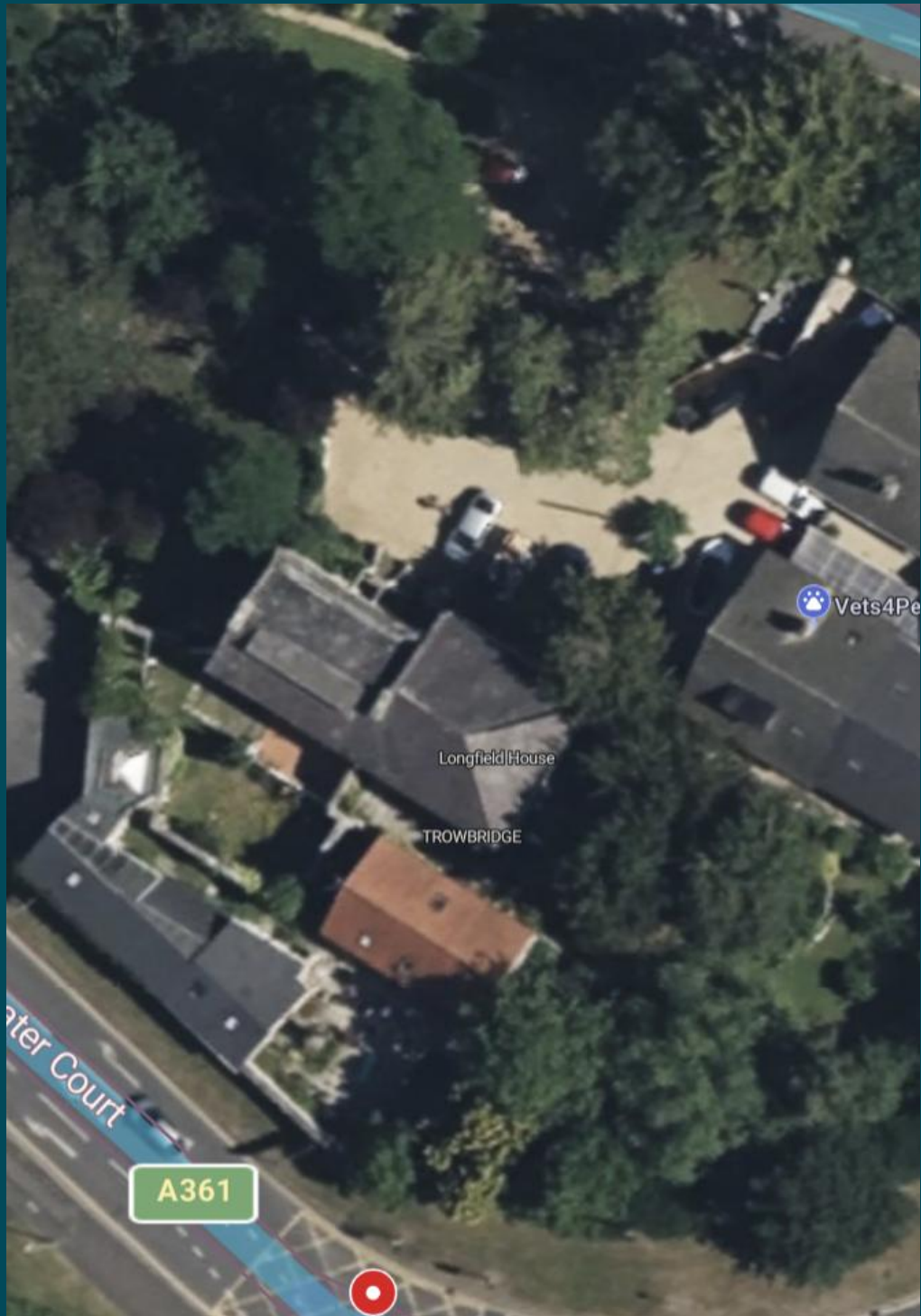
The statement has provided details of designated heritage assets affected by the proposed development, along with an assessment of the impact of the proposal on their significance.

It is considered that no significant harm will occur to heritage assets as a result of the works, and it can be considered sustainable development, which will contribute to enhancing and preserving the heritage assets' special character.

The proposed development presented in this application is policy-compliant with sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and section 16 (Conserving and enhancing the historic environment) of the NPPF, as well as Local planning policies.

Appendix 1 – photographs of the application site

Birdseye view of the site



Main Longfield House





The former garage outbuilding block (application structure)





