

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2025/09413
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Silverwood School, Rowde, Devizes, SN10 2QQ
DESCRIPTION OF WORKS:	Works to repair & reinstate the Calm Room in Rowdeford House & the adjacent WC space. Excessive damp has damaged these spaces. Repair works to the adjacent Hygiene Room roof have resolved the long standing damp issues that severely damaged these spaces and now this work is to reinstate the spaces as functional spaces within Rowdeford House.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

Rowdeford House is a grade II listed country house built 1812, currently used as a school. The house is surrounded by landscaped grounds and a designed park. To the north is a stable block and to the east are walled gardens with restored glasshouses. A belt of woodland along the road ensures the privacy of the estate and at the entrance from the north end of this, a lodge designed in the picturesque style and adjacent gates and piers are separately listed. To the north-east of the house in woodland, the remains of a curtilage listed kennel range has been converted to a further teaching facility.

The list entry, for means of identification purposes only, provides the following description:

ST 96 SE BROMHAM DEVIZES ROAD (east side)

4/17 Rowdeford School

19.3.62 II

Country House, built 1812 for W. Locke M.P., ashlar with slate low-pitched roofs and ashlar stacks. Two storey main elevations, 3-storey painted brick service range. Five window formal front, the centre bay slightly recessed, the 2-bay sides framed by Ionic pilasters. Raised plinth, panelled band to each side, moulded cornice, set back at centre, and parapet. Sides have unmoulded window frames with 12-pane sashes above, plate-glass 4-pane sashes below. Centre has first floor 12-pane sash in enriched architrave with swags in frieze and cornice on console brackets. Centre 8-panel door in reeded frame with sidelights and large traceried fanlight over. Semi-circular ashlar porch on 2 pairs of Ionic columns with pilaster responds. Entablature with panelled frieze. Five-bay orangery to right, the centre 3 advanced and with Ionic pilasters. Timber cornice. Margin-lights to windows and centre glazed door. Broad 3-bay side has similar detail, recessed centre with ground floor corniced tripartite window, 12-pane above, wings with Ionic pilasters, 12-pane upper windows, French window to ground floor left, blind window to right. Interior: entrance hall with plaster frieze and fluted surrounds to

doorcases each side. Two Ionic columns to rear, screening stair-hall. Open well staircase with thin iron lyre-motif balustrade. Circular top lantern. Matching Ionic columns to first floor landing. Rooms to ground floor left and right have plaster cornices and friezes. House is said to have been built for Wadham Locke M.P., died 1835, and passed to F.A.S. Locke, died 1885, but apparently owned or occupied c1815 by Thomas Wyatt (died 1820), c1818 by his son Matthew (died 1831), father of the eminent architects Thomas Henry Wyatt (1807-80) and Sir Matthew Digby Wyatt (1820-77). Sir Matthew Digby Wyatt was born at Rowde. (J.M. Robinson, *The Wyatts, An Architectural Dynasty*, 1979 201; N. Pevsner, *Wiltshire*, 1975)

Listing NGR: ST9771263340

PROPOSAL

The proposed works relate to repairs found to be necessary during construction of the project for the upgrading of the school facilities approved in 2021. The works involve part of the building which was subdivided and used for ancillary uses during the school tenure, which has been damaged by water ingress and poor repair over a number of years.

RELEVANT PLANNING HISTORY

Proposal / Summary
PL/2021/06293 - Wiltshire Council R3 Decision - Approve with Conditions Date: 10/2/2022 – To renew the planning permission for 3 double mobile classrooms, mobile numbers 670(94), 676(94) and 794(02)
PL/2021/06782 - Wiltshire Council R3 Decision - Approve with Conditions Date: 20/10/2021 – Proposed development of Silverwood School, extending the existing Rowde Campus (formerly Rowdeford School) to provide a high quality SEND school campus for 350 students including the construction of a new two storey education building with new Hydrotherapy pool.
PL/2021/06837 - Listed building consent Decision - Approve with Conditions Date: 8/10/2021 – Proposed works to create new science classroom and prep room, life skills classroom, hygiene facilities, office accommodation, Enterprise Zone, accessible entrance and accessible WC. Internal and external alterations and repairs to existing Grade II Listed building.
PL/2023/08887 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 5/11/2024 – Creation of new dormer to single storey wing to the rear of the main house to facilitate the installation of a platform lift (previously approved)
PL/2023/07402 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 6/10/2023 – Removal of decayed, corroded, painted metal fire escape stairs and replacement with new galvanised, acid etched and epoxy painted steel fire escape stairs

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Legislation

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 listed buildings, their settings or any features of special architectural or historic interest which they possess.

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

National Policy and Guidance

The National Planning Policy Framework (NPPF) sets out government policy, including 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 213-215 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 to 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.

Historic England Advice Note 2: Making changes to Heritage Assets, illustrates the application of policies set out in the NPPF in determining applications for LBC (and planning permission).

Wiltshire Core Strategy:

Whilst not directly relevant to listed building consent applications, the below policies give an indication of the Council's approach to development affecting heritage assets:

- Core Policy 58 '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."

ISSUES

Impact upon the preservation of the listed building and its setting or any features of special architectural and/or historic interest.

CONSULTATION RESPONSES

Rowde Parish Council – no objection.

REPRESENTATIONS

In accordance with the requirements of Section 5(1) of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended) the application for listed building consent was publicised by way of:

- A site notice displayed near the site;
- An advertisement placed in the local press.

These methods were used to inform interested parties and to allow a statutory consultation period of **21 days** for representations to be submitted.

No representations were received.

ASSESSMENT

In accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard has been given to the significance of the listed building, including its architectural and historic interest, and the desirability of preserving both the building and its setting. Relevant policies within the National Planning Policy Framework (NPPF), particularly Section 16: Conserving and Enhancing the Historic Environment, have also been taken into account. These policies require that any harm to the significance of a designated heritage asset must be clearly justified and weighed against the public benefits of the proposal.

In order to be acceptable, the application needs to be assessed against the following criteria:

Information considered/submitted

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.

The application is accompanied by a Design and Access Statement which adequately describes the proposals and their impact, taking into account the nature of the proposals on this occasion. Whilst the Statement does not provide any information in respect of the significance of the listed building, the original 2021 scheme was accompanied by a comprehensive statement which has been added to this file for information. 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.

Assessment of significance:

According to the National Planning Policy Framework (NPPF), significance is defined 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 further categorises significance into four key values:

- *Evidential* – the potential of the asset to yield evidence about past human activity.
- *Historic* – the ways in which the asset illustrates aspects of history.
- *Aesthetic* – the sensory and design qualities of the asset.
- *Communal* – the meanings and associations attached to the asset by people.

In this case, despite being requisitioned during the war and in educational use since, the house retains a surprising level of historic significance. The original plan form of the building remains legible and the building is rare amongst those converted to such uses in retaining many original

features and much of its internal decorative scheme. Similarly, the surrounding designed landscape remains in good and legible condition close to the house within the school boundary although the wider parkland to the north has become degraded via separation from the estate and return to general agricultural use. The significance of the building lies not only with its historic fabric and architecture – which have significant aesthetic value – but also with its history as an excellent example of a small country estate which was associated with some notable figures. In addition the use of the building as a school over a long period has evolved as another significant phase within its history which has attracted a considerable communal value.

Impact of proposals on the significance and setting of the building/structure:

Understanding the impact of proposed works on a listed building requires a careful and proportionate assessment of how those changes affect the asset's heritage significance and its setting. This includes both the physical alterations to the building itself and any changes to its spatial or visual relationship with surrounding structures or spaces.

The significance of a heritage asset is not static; it is shaped by its architectural, historic, and communal values, and by how these are experienced in context. Therefore, any intervention must be considered in light of the asset's identified significance, with attention given to both potential harm and benefits. Benefits may include repairs that support the long-term conservation of the building, improved energy performance, or enhanced public access and understanding.

This assessment is grounded in the statutory duty under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special regard to be given to the desirability of preserving the building and its features of special interest. It is also informed by national policy, particularly paragraphs 199–208 of the National Planning Policy Framework (NPPF), and relevant local heritage policies and guidance.

The works primarily relate to an area to the rear of the building but lying within the high status section, which would once have been small morning room or study but which was subdivided and used as offices for many years during the life of the school and, more recently, as a calm room.

Water ingress from a failing valley gutter over many years had led to rot within the embedded bonding timbers within the wall and the stud and lath of the plaster wall lining. The calm room use had also involved the boarding over of the window with inadequate ventilation which allowed condensation from the window to enter and damage the area of plaster beneath, exacerbated by ill-advised repairs in an inappropriate plaster.

The proposed works involve the removal of inappropriate plasters, like for like repair to the embedded bonding timbers and lath and plaster lining and repair of the window. Adjacent areas of floor joists and skirting will be repaired as required.

In addition, there are minor proposals for the repair/making good of a small WC within an adjacent lean-to extension and the removal of a cupboard to facilitate better use of the room.

The works are appropriately specified and largely allow for the like for like reinstatement of the building following deterioration to the fabric caused by inadequate inspection and investment in general maintenance over many years. As a result the impact on the significance of the building will be largely positive due to the investment in appropriate repair.

Impact on Ecology

No ecological implications are expected.

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.

In this case, the impact of the proposals on heritage assets will be largely positive due to the investment in the appropriate repair of the building in support of its long-term conservation. The requirements of current conservation legislation, policy or guidance are therefore considered to be met.

RECOMMENDATION:

That Listed Building Consent be **GRANTED**, subject to the following conditions:

Standard timescale

Approved plans list

Site location plan ref. SWS-AHR-ZZ-ZZ-DR-L-005001_P01

Proposed Calm Room and AccWC Works location ref. SWS-AHR-EA-ZZ-DR-A-005015_P01

Calm Room and WC Refurbishment Design and Access Statement ref. SWS-AHR-ZZ-ZZ-DR-A-005091_P01

Proposed Calm Room and WC Works Elevation ref. SWS-AHR-EA-ZZ-DR-A-005016_P01

Proposed Calm Room and WC Works Plans and Room Elevations ref. SWS-AHR-EA-ZZ-DR-A-005040_P01

Dated 1 December 2025