

## APPLICATION FOR LISTED BUILDING CONSENT

### OFFICER DELGATED REPORT

|                               |                                                 |
|-------------------------------|-------------------------------------------------|
| <b>APPLICATION REFERENCE:</b> | PL/2025/08665                                   |
| <b>APPLICATION TYPE:</b>      | Listed building consent (Alt/Ext)               |
| <b>SITE ADDRESS:</b>          | BEWLEY COTTAGE, 7 BOWDEN HILL, LACOCK, SN15 2PW |
| <b>DESCRIPTION OF WORKS:</b>  | Fire damage repairs                             |
| <b>RECOMMENDATION:</b>        |                                                 |

#### SITE DESCRIPTION/CONTEXT

Bewley Cottage is a house converted from a row of 18<sup>th</sup> century cottages. It has been later extended with a two storey extension at the west end and a single storey lean to kitchen extension at the east end. It is a storey and half cottage built in rubble stone painted and has a half-hipped roof and three ridge stacks. The upper floor windows are in eyebrows opening the thatch above the eaves level.

The ground floor front (north) elevation onto the south side of Bowden Hill has a pair of two light cyma moulded mullion windows, a pair of 2 light beaded mullion windows, 20<sup>th</sup> century two and single light casements windows and a projecting thatched porch. The rear south elevation has four eyebrow casement windows to first floor and two ground floor beaded mullion windows.

The property has suffered a thatch roof fire in July 2025. This left that building without a roof and extensive damage to the roof structure and internal first floor. Since November the building has a temporary scaffold roof cover to protect it but has suffered a considerable water ingress prior to this both from the fire service and the weather. The ground floor was preserved including architectural features with chamfered cross beams and stone inglenook fireplace and mullion windows. The roof structure and thatch were replaced in 1996 following a previous thatch fire which includes a new oak roof with raised collar trusses and purlins.

The property is located in Bewley Common a linear hamlet and the property is in a loose group of dwellings either side of the Bowden Hill with The Bell Public House on the Wharf, Lacock about 400m to the west and of St Annes Church and Rising Sun Public House higher up Bowden Hill about 600 - 700 m west. Bewley Cottage is in the Bowden Hill Conservation Area.

#### PROPOSAL

The reinstatement of the roof structure in oak and rethatching following the fire damage to the former modern roof.

#### RELEVANT PLANNING HISTORY

| Proposal / Summary                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------|
| N/99/01041/FUL - Full planning permission Decision - Unknown Date: 11/6/1999 – ALTERATIONS TO ACCESS AND ERECTION OF PORCH |

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| N/99/01042/LBC - Listed building consent Decision - Unknown Date: 11/6/1999 – ALTERATIONS TO ACCESS AND ERECTION OF PORCH                                                                                               |
| 14/08045/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 24/9/2014 – Fell 11 Leylandii, 2 Prunus and 1 Hawthorn.                                                                                           |
| N/99/02291/TCA - Work to Trees in a Cons Area Decision - Unknown Date: 15/11/1999 – TREE FELLING/TREE SURGERY                                                                                                           |
| N/11/03810/TCA - Work to Trees in a Cons Area Decision - Approved Date: 6/1/2012 – Fell Three Conifers and Removal of Conifer Hedge                                                                                     |
| N/87/02202/OUT - Outline Planning Decision - Refused Date: 19/10/1987 – OUTLINE APPLICATION FOR DETACHED DWELLING                                                                                                       |
| 20/10172/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 19/1/2021 – Fell 1 Acacia Tree (T1) 2 Metre Reduction to 10 Lime Trees (G2)                                                                       |
| 20/07015/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 20/1/2021 – Fell 1 Conifer (T1)                                                                                                                   |
| 17/09114/FUL - Full planning permission Decision - Refused Date: 14/11/2017 – Demolition and replacement of an existing garage with a garage annexe                                                                     |
| 16/11088/PREAPP - Pre-Application enquiry Decision - Pre-App Response Date: 6/12/2016 – New Dwelling on Infill Site Replacing Existing Structures                                                                       |
| 17/06047/FUL - Full planning permission Decision - Withdrawn Date: 24/8/2017 – Demolition and Replacement of Existing Garage with Garage & Annex Above. Replacement Pedestrian and Driveway Gates and Associated Works. |
| ENQ/2024/01770 - Pre-Application enquiry Decision - Pre-App Response Date: 1/5/2025 – ERECTION OF 3 DWELLINGS AND ASSOCIATED WORKS                                                                                      |
| N/04/02422/FUL - Full planning permission Decision - Approve with Conditions Date: 4/10/2004 – EXTENSION                                                                                                                |
| N/10/04431/FUL - Full planning permission Decision - Approve with Conditions Date: 1/2/2011 – Erection of Porch                                                                                                         |
| PL/2025/08665 - Listed building consent (Alt/Ext) – Fire damage repairs                                                                                                                                                 |
| ENF/2022/00648 - Alleged breach of Condition 02 of 17/09114/FUL relating to timber gates to be retained - BEWLEY COTTAGE, 7 BOWDEN HILL, LACOCK, CHIPPENHAM, SN15 2PW – Fire damage repairs                             |

## 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.

Section 14 of the NPPF addresses the challenge of climate change, flooding and coastal change.

Paragraph 167 advises that "Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights).

National Planning Practice Guidance provides guidance on interpreting the NPPF.

*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).

*Historic England Advice Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency*, provides advice in support of consistent decision making on approaches to improve the energy efficiency and support carbon reduction of historic buildings, whilst conserving their significance.

#### 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 57 'Ensuring high quality design and place shaping': A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.
- 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 or its setting or any features of special architectural and/or historic interest.

## CONSULTATION RESPONSES

Lacock Parish Council – Support - As discussed and agreed by Lacock Parish Council at meeting 10th November 2025

## 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 during the consultation period. In accordance with the provisions of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, only matters relevant to the consideration of the building's special architectural or historic interest have been taken into account in the assessment of this Listed Building Consent application.

## 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 includes Design and Access Statement, Specification and Schedule of Repairs, Existing and Proposed Elevations, Existing and Proposed Roof Structure and Section, Floor Plans.

### 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.”*

In this case the significance of Bewley Cottage is evidenced in the list description, and it has a combination of historic fabric and vernacular architectural interest, and the building makes a positive contribution to the Bowden Hill Conservation Area.

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 proposal is for the reinstatement of the oak roof structure including raised collar trusses and purlins as an exact replica of the existing oak roof structure from 1996 itself a reinstatement following a thatch fire in 1996. The works will include removing the existing floor boards and ceiling, but retaining joists and beams, to the ground floor to enable the propping the floor under the existing roof structure to provide a working platform so that the debris of the existing structure can be carefully removed.

The new roof structure will sit on the wall tops as existing with new 150 x 63mm s/w regularised and treated C16 wall plates to eaves at first floor including hipped ends. Nailed and bed in 1:3 NHL 3.5 lime mortar Level and line ready for new roof structure.

The 4 No. new roof trusses will be in the existing positions to (8 No. bearing positions) They will sit on 4 No. 300 x 450 x 100mm shaped green oak plates. With each plate secured to masonry wall with 3 thread bars. At hips, eaves and verge positions the wall will be made good with brick batts and 1:3 NHL lime mortar.

The new trusses would be purpose made green oak roof members jointed and screwed with riven oak pegs all as existing. Trusses T1-T4 – will have 215 x 150mm raking members and 170 x 150mm raised collar with mortice and tenon at bearing, at collar/raking member junctions; and at ridge/apex (5 No. joints).

The roof Purlins P1 - P16 are to be 150 x 150mm notched and pegged to truss raking members and half jointed and pegged where the ends lap at trusses.

The Ridge beam east to west is 100 x 100mm notched and bearing at the truss apex, secured with riven pegs.

In addition curved braces B1-B6 as existing 250 x 100mm shaped, half jointed will be pegged to truss and purlin.

The trusses will support 100 x 50mm soft wood treated rafters at max 400mm cc. to be seated and cut upon wall plate, plumb cut at ridge, and secured with 100mm RW galvanised nails in pairs at roof plate, purlin and ridge positions.

At the 8 No. eyebrow windows rafters will be doubled up to sides and provide plates and diminishing jack rafters to form shaped roofs to side slopes and tops of 8 No. windows.

The single storey lean to Porch will have new rafters and be slated rather than re-thatched (see parallel application for alterations 2025/09230 – Addition of a new window to bathroom and covering of the porch replace thatch with stone tiles)

All new rafters to all roof areas will have 9mm thick cement fibre 30min Fire board cut neatly and close joint upon rafters or support noggings. The boards will have felt and counter battens with thatch battens 50 x 25mm at 300mm cc nailed to counter battens. This is a variation from the existing situation but is considered prudent to provide a level of protection between thatch and roof structure should another fire occur and the thatch can be quickly removed.

The new thatch will be two coat combed wheat reed at 550 - 500mm thick, laid, dressed, shaped and cut to all slopes. Secured with stainless steel spars and stakes to rafters and battens. It will be dressed to eyebrow window valleys, verges and eaves.

At the ridge the thatch will be cut shaped ridge all as pre-fire detail. Hazel liggers will be used at ridge and verges and abutment to chimneys.

The 3 No. chimney stacks perimeters would have code 4 cover flashing extending provisionally 300mm onto thatched surface with brazed/welded junction to chimney upstand abutment to 150mm minimum height.

The first-floor flooring will be 170 x 22mm T&G softwood floorboards secured with pairs of cut nails to the joists. Except for Bathrooms which will have 6mm plywood stapled at 150mm cc, and finished in vinyl.

Other works to the property will be to overhaul and rehang all ground floor doors. Replace glazing single glazed window with 4 mm clear float glass and linseed oil putty as required. Those first floor windows that have slim line double glazing units replaced secured with hardwood timber beads.

It is proposed that all existing windows or internal doors are refurbished and reused. However, if any are found to be beyond repair following the fire damage, the replacements will need a separate Listed Building Consent to be submitted.

## **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 reinstatement and refurbishment of the roof structure and thatch following fire damage is considered to result in considerable heritage benefits by virtue of the proposed investment in repair and upgrading/structural repair which will help to secure the future/stability of the building /via facilitating the optimum viable use and the requirements of current conservation legislation, policy or guidance are considered to be met.

## **RECOMMENDATION:**

**That Listed Building Consent be GRANTED, subject to the standard conditions for 3 year Listed Building Consent and approved Plans List:**