

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2025/09037
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	26 George Street, Warminster, BA12 8QB
DESCRIPTION OF WORKS:	Replacement front door and door frame.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

25-36 George Street is a grade II listed building. The list description reads as follows:

‘Typical circa 1815-1830 terrace in various builds. 3 storeys. Red brick with one window each. Stone cill bands to 1st and 2nd floors, moulded stone cornice on brick modillions, brick parapets and stone cope, with Nos 35 and 36 slightly ramped up. Nos 30 to 34 have stone lintels grooved as brick arches. Glazing bar sash windows alternating with blind panels, all with brick flat arches/lintels and moulded keystones. 1st floor windows segmental headed, Nos 30 and 31 late glazed sashes, No 34 casements; Nos 27 and 28 have no blind panels. Nos 25, 28, 29 and 35 retain ground floor windows, the rest have modern shop fronts and alterations or business premises. 6 panel doors to Nos 26, 28, 30 (modern) and 33. No 34 has traceried fanlight. No 35 has a pair of modern fanlights. End treatment of No 36 with slight set back and bands and cornice returned; 1st floor cill of No 36 has "George Street" cut into it. Some stonework at rear (Nos 30 to 33 especially, which have a cornice).’

It is within the Warminster conservation area.

PROPOSAL

Replacement door, door frame and fanlight (the blue door in the photo below).



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).

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 on the special interest of the listed building and the wider conservation area.

CONSULTATION RESPONSES

Warminster Town 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.

ASSESSMENT

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 the building (in respect of the current application) lies largely with its architecture, scale and massing and siting hard back of the pavement, the choice and bond of the bricks, the stonework string courses, the small pane timber sash windows, a timber panelled front door, the treatment of the windows, its location within a terrace of similar historic properties. Negative elements are perceived to be the rendered ground floor.

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

The existing door and fanlight are not the original. I consider that the neighbouring door and fanlight (26a) are likely to be the original.

The existing door is in a poor state of repair and it is intended to replace it, together with the door frame and fanlight above. The proposals represent an opportunity to reinstate the likely original detailing.

Impact on Ecology

While Sections 16 and 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990 do not explicitly reference protected species, Local Planning Authorities have a statutory duty to consider potential impacts on protected species when determining applications. This responsibility arises from broader environmental legislation and national planning policy, and must be taken into account where relevant.

		Y / N / NA
(a)	Does the site or proposed development possess/impact on any of the features where protected species are likely to be present (assessed against Natural England’s standing advice) and where species are likely to be found?	N
(b)	If yes, has a protected species survey been submitted?	
(c)	If yes, does the survey show a detailed consideration of ecological impacts, wildlife mitigation and the creation, restoration and enhancement of wildlife corridors to preserve and enhance biodiversity in accordance with the standing advice?	

CONCLUSION

The proposals relate to a door, door frame and fanlight which are unlikely to be original/historic, and as noted in the list description.

The new proposals would replicate the historic detailing of the door, door frame and fanlight. As such, the proposals would enhance the interest of the listed building in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the Warminster conservation area in accordance with Section 72 of the same Act.

As such, the impact of the proposals on the heritage asset will be largely positive 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 following conditions:

Standard 3 year condition

Door shall be painted

Approved plans