

21/01/2026

Wiltshire Council
Monkton Park Offices,
Monkton Hill,
Chippenham,
SN15 1ER

Our Ref: U0020854/JC/MH
Planning Portal Ref: PP-14615684

Dear Sir / Madam,

Town and Country Planning (Listed Building and Conservation Areas) Act 1990
Application for Listed Building Consent
Avon House, Langley Business Park, Chippenham, Wiltshire, SN15 1GG

We are instructed on behalf of our client, SREIT Property Limited (C/O Schroder Real Estate Investment Management), to submit an application for Listed Building Consent at Avon House, Langley Business Park, Chippenham, Wiltshire, SN15 1GG (the 'Site'). This application seeks Listed Building consent for the demolition of the poor-quality late 20th century extensions to Avon House and the adjacent Barn structure along with the reinstatement and conservation repair of the exposed historic stone elevations at Avon House exposed following demolition.

The purpose of this letter is to set out the background to the Site, highlight the proposed works and summarise the application documentation. This letter also confirms the relevant planning policy context and justification of the proposals.

The Site

Avon House, a Grade II listed former farmhouse (List Entry Number 1268116), is now part of the wider Langley Business Park. Langley Business Park is a late twentieth-century estate on Chippenham's eastern edge. The Site lies to the north of the Langley Business Park and adjacent to Cocklebury Lane. The Site is approached via Langley Park Way.

Avon House is constructed from coursed limestone rubble with freestone quoins and arranged on an L-plan with a rear service wing and a former barn linked by later 20th century additions. The listed building has an authorised office use (Use Class E) and is currently vacant.

The adjacent barn has been separated into cellular spaces which are currently used by the Langley Park Model Railway group on a rent-free basis as a display space, meeting rooms and workshops.

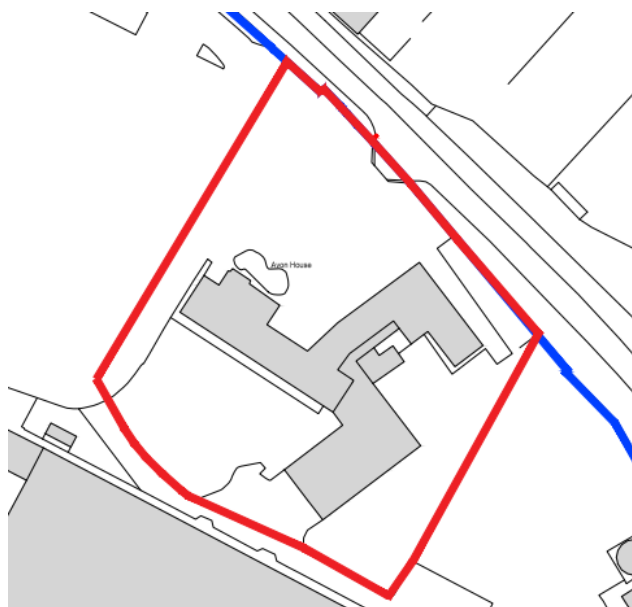


Figure 1: The Site (Screenshot taken from the submitted Site Location Plan)

The central link extension and the 20th century additions are uninhabitable and in very poor condition which represent a major risk to health and safety.

The Site benefits from a previously approved Listed Building application for similar works as proposed within this application. This consent (Ref: 16/05320/LBC) was granted in September 2016 and the details of the application are set out below.

Background

A desk-based study has been undertaken to highlight relevant planning history associated with the Site.

Application Ref.	Description of Development	Validation Date	Decision Date
16/05320/LBC	Demolition of Modern Extension to Avon House & Barn & Demolition of the Nissen Hut	19/05/2016	Approved 09/09/2016 (Permission now extant)

As highlighted in the table above, the Site benefits from a previous Listed Building consent (Ref. 16/05320/LBC) for the demolition of the modern extensions to Avon House which was granted in September 2016. The proposal relates to the removal of modern additions which are considered to be of limited value.

The figure below has been taken from the Revised Demolition Statement that was submitted to support the 16/05320/LBC application. This figure shows the site boundary outlined in red and the areas which were approved to be demolished outlined in orange. There were two sections of the site which were granted approval for demolition: One being the southern extension which is the larger parcel and the other being the Nissen Hut style building which is the smaller parcel.



Figure 2: Demolition plan for application. 16/05320/LBC (Source: Revised Demolition Statement)

This 2016 application follows a pre-application enquiry (Ref. 15/03921/PREAPP). The approved consent was supported by a range of supporting documentation: Application form, Demolition Method Statement, Design and Access Statement and Existing and Proposed plans. The Officer's delegated report relating to the approved Listed Building consent (Ref. 16/05320/LBC) states that the proposal is considered to preserve the character and appearance of the listed building and its setting.

This covering letter is associated with similar works as per the previously granted Listed Building consent. Whilst it is acknowledged that the previous consent is no longer extant, it does provide a helpful context to the acceptability of the removal of poor-quality modern extensions. The current works look to keep the same proposed removal regarding the southern extension but does not include the demolition of the Nissen Hut style building. Additional works included within this current application include the demolition of the lean-to extension on the southern side of Avon House.

Proposals

These proposals have been shaped by a thorough current assessment of the building's condition, significance, and constraints.

The application seeks consent for the demolition of approximately 369sqm of floor space. The proposed demolition consists of the following later 20th-century additions:

- Lean-to extension on the southern side of Avon House (New proposal);
- Link extension consisting of a single storey flat roof extension linking Avon House to the barn (As per the previous consented application); and
- Southern extension consisting of a single storey extension to the south of the link (As per the previous consented application).

The figure below highlights all areas proposed for demolition in red. This has been extracted from the supporting Design and Access Statement which has been submitted alongside this application.

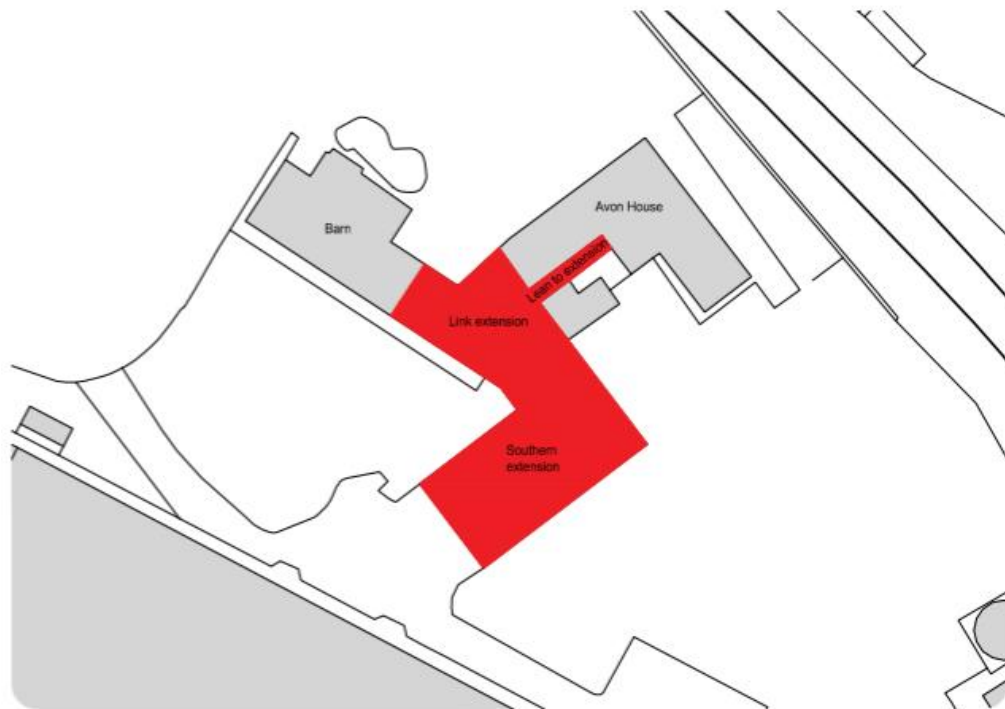


Figure 3: Demolition Plan (Source: Supporting Design and Access Statement)

All areas identified for demolition are later additions or extensions that make no positive contribution to heritage significance and are in very poor condition, rendering them unsafe and inaccessible. The demolition will remove these later extensions in full, including roofs, walls, ground floor construction, and foundations.

Structural elements abutting Avon House and the Barn will be inspected before demolition and carefully removed to prevent any damage or long-term impact on the structural integrity of the remaining buildings.

Following demolition, former external walls that have been internalised will be reinstated as external elevations. The submitted Design and Access statement provides further details of this scope of works which concerns the removal of modern finishes, stonework repair and external weathering details.

These works are required to address current disrepair and dilapidated, poor-quality extensions. It is considered that the proposed works will be of benefit to the premises and will have a positive impact.

Planning Policy Context

National Planning Policy Framework (NPPF) (2024)

The NPPF (2024) is a material consideration in the determination of planning applications. It sets out the Government's overarching planning policies for England and how they are to be applied. The adopted NPPF is discussed below.

An updated NPPF has been published and is seeking public consultation running for 12 weeks from 16 December 2025 until 10 March 2026. At this stage, the draft has limited weight, albeit it is commended a new NPPF will be drafted finalised later in 2026.

Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Statutory Development Plan unless material considerations indicate otherwise. The adopted Statutory Development Plan for the purpose of this application comprises the Wiltshire Core Strategy (WCS) which was adopted January 2015.

Wiltshire Council submitted the Wiltshire Local Plan to the Secretary of State for Housing Communities and Local Government for independent examination on 28 November 2024. The first stage of hearings in relation to the Duty to Cooperate were held on 24 June 2025. Stage 2 commenced on 11 November 2025. The adopted Local Development Scheme suggests that the hearing process will conclude at the beginning of Q2 and will be adopted by the end of Q2. However, a Detailed Stage 2 Post Hearings Letter from the Inspectorate, dated 21st December 2025, refers to delays with the Local Plan.

Assessment of the Proposal

Heritage

Paragraph 210 of the NPPF is clear that local authorities, in determining planning applications, should take account of (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and (c) the desirability of new development making a positive contribution to local character and distinctiveness.

The NPPF at Paragraph 212 is clear 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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'

Core Policy 58 (Ensuring the conservation of the historic environment) of the WCS aims to protect and enhance, where possible, the historic environment. The potential contribution of these heritage assets towards wider social, cultural and economic benefits will also be utilised where this is deliverable in an appropriate manner while according to Core Policy 57.

Supporting paragraph 6.138 of Policy 58 states that the council supports modern, practical changes to heritage assets when they conserve what is significant. Any new work must enhance the area or building and harmonise with its historic character and appearance.

A Heritage Statement has been prepared by Cotswold Archaeology and submitted to support this application. This statement concludes that the demolition of the modern structures adjoining and within the setting of Avon House brings no harm to the Listed Building's historic value. The statement emphasises that the demolition works enhance the significance of Avon House and provides enhancements through the reinstatement of a green garden area.

This application is also supported by a Visual Condition Assessment, prepared by Baynham Meikle, which confirms the dilapidated condition of the existing modern extensions. The assessment identifies areas of structural failure and collapse within the extensions that are proposed to be demolished. It is recommended by Baynham Meikle that these areas are demolished to avoid any further catastrophic failure of the structure.

Therefore, the extensions proposed for demolition are of no heritage value and detract from the character and condition of Avon House. Their removal, along with repair works to the exposed stonework, will enhance and conserve the appearance of the listed building. As a result, there would be no loss of significant historic fabric of Avon House which aligns with national and local policy.

Design

The NPPF at paragraph 117 states that development should respond to local character.

Paragraph 135 of the NPPF highlights that planning decisions should ensure that developments are sympathetic to local character and history while not preventing or discouraging change that is deemed appropriate.

Paragraph 215 of the NPPF states that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.' This proposal will not bring any heritage harm to the Listed Building and the proposals will enhance the heritage asset.

Core Policy 57 (Ensuring high quality design and place shaping) of the WCS aims to enhance local distinctiveness by engaging and responding to the value of the historic environment while being sympathetic to and conserving historic buildings and landscapes.

The supporting Heritage Statement confirms that both extensions attached to Avon House, along with the loss of its rural setting due to surrounding modern development, reduce its special interest. Both the Visual Condition Assessment and the Heritage Statement confirm, by demolishing the dilapidated extensions, this will significantly enhance Avon House's aesthetic and historic value.

Overall, the proposed works will reveal more of the historic stone, improving legibility and appreciation, while delivering a heritage benefit by removing later accretions that obscure and threaten the historic fabric of Avon House. Therefore, the proposals align with both local and national policy.

Application Documentation

In line with Wiltshire Council's validation requirements and the nature of the proposals relating to the demolition of extensions and external repairs at the property, the following documents have been submitted via the Planning Portal:

- Covering Letter (this document), prepared by Newmark;
- Completed Application Form and Certificates, prepared by Newmark;
- Drawing Schedule, prepared by PRC Group;
- Design and Access Statement, prepared by PRC Group;
- Heritage Statement, prepared by Cotswold Archaeology;
- Visual Condition Assessment, prepared by Baynham Meikle.

There is no statutory application fee for this Listed Building Consent submission.

Summary and Conclusion

This Covering Letter provides an outline of the Site and its background, relevant planning history, outlines the proposed works and assess them in relation to local and national policy and concludes with a list of the supporting application documentation. The relevant planning policy context has been identified and an assessment of the proposal has been given.

Supporting documents, in the form of a Heritage Statement and Visual Condition Assessment, have been submitted to support this application. Both technical documents emphasise the benefits associated with the demolition of the modern extensions. Avon House's historic fabric will be restored and enhanced, contributing to the Listed Building's overall significance.

The proposed works will remedy current disrepair of Avon House while protecting and enhancing the historic environment by removing unsympathetic extensions. They will conserve the original fabric of Avon House using appropriate materials and improve the legibility of the building's historic form.

We trust that the information submitted as part of this application is sufficient, but should you have any queries, please contact Julia Chowings or Meg Hearn of this office. We look forward to receiving notice of your receipt and validation of this application.

Yours faithfully



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