

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2025/09151
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	St Boniface House, Warminster School, Church Street, Warminster, BA12 8PJ
DESCRIPTION OF WORKS:	To take down the three sections of balustrading to base level. Re-use all stone that is not damaged or broken. Replace 25 balustrades matching existing in colour, texture and natural stone. Replace coping stones. Fix all new balustrades and coping stones using lime mortar to match the original. Repoint any joints using lime mortar to match original.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION

The building in question is part of the Warminster School site on the western side of the road. The list description is for 'St Boniface College at Warminster School'. It is a grade II listed building and the entry reads as follows:

*'Centre part oldest, 1796 by David Glascodine of Bristol. 3 storeys overbasement. Ashlar stone on rusticated lower ground floor with plain string at ground floor level. Moulded cornice and parapet with moulded coping. 3 ranges of glazing bar sash windows except basement which has 2 small lights. Tripartite outer windows, outer lights blocked to right and on 2nd floor, to left. Central 1st floor window arched with radiating and wreathed glazing. Extension to right of same date in coursed and squared rubble; oriel bay window on 1st floor, tripartite window over. The west front has two 3 storey angular bays with cornice flanking central window on upper floors and 6 panel central door with side lights in plain arched surround; ramped railings curled at bottom to steps. **Right hand wing: Large neo-Jacobean by J.A.Reeve 1897. 2 1/2 and 3 1/2 storeys; dressed stone; moulded strings, cornice and balustraded parapet, finials to gabled dormers, single light windows 1st floor, 3 light within Tudor arches on ground floor, bracket consoles to buttresses flanking gabled break to right.** North and west fronts more opulent still, projecting entrance in angle to north-west. Left hand wing: Quite impressive Gothic. 1927 by Sir Charles Nicholson. 'L' plan: south wing has large chapel with cusped tracery lights over library. Projection to road has wide entrance and stair turret linked to 1796 block.'*



The building is within the Warminster conservation area.

PROPOSAL

The Design and Access statement says:

'This statement supports the proposed restoration and replacement of approximately twenty-five balustrades to a Grade II listed building. The works focus on repairing and conserving the existing stone balustrade system using appropriate traditional materials and methods.'

A schedule of repair has been supplied by a stone conservator. In more detail it says:

*'To take down the three sections of balustrading to base level.
Set-aside all stones that are not damaged or broken for reuse.
Remove all damaged stone from site and dispose of in our recyclable skip at our yard.
To supply approximately **25 new** balustrades matching the existing in colour texture and design from locally sourced natural stone.
To supply all **new coping stones**; approximately six linear meters.
Fix all new stone balustrades and coping stones alongside any set aside stones using lime mortar to match the original.'*

Repoint any open joints that we can access from supplied scaffold using lime mortar to match existing.

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.

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 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

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. No representations were submitted.

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 was supported by a Heritage Statement which was sufficient to understand the impact of the proposals.

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 the significance of the building lies largely with its architecture and building fabric, as well as its prominent siting within the Warminster 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 proposals relate to decorative stone balustrading on the roadside elevation of the building. As such, these decorative elements are visually prominent and contribute to the interest of the building as well as the Warminster conservation area.

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?	
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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 proposals will also result in considerable heritage benefits by virtue of the proposed investment in repair of important architectural embellishments. The proposals will therefore help to sustain part of the significance of this designated heritage asset.

As such, the proposals are considered to be in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and section 72 of the same Act (in respect of the Warminster conservation area), as well as core policy 58 and chapter 16 of the NPPF.

RECOMMENDATION:

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

Standard 3 years LBC

Standard plans condition

That the proposed new stone for the balustrades and coping shall match in geology, appearance and profile the existing stone.