

Wiltshire Council Planning Consultation Response

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Application No: PL/2026/00591
Discharge of conditions 3 (Approved Details) and 4 (Joinery Details) relating to application PL/2025/06892.
The Crown, New Park Street, Devizes, SN10 1EA

Please find following comments in respect of the above application(s).

Recommendations:

☐	No comment
☐	Support in principle subject to amendments to the scheme (as set out below)
☐	Support subject to conditions (as set out below)
☐	Object (for reasons set out below)
☒	No objections

Scope of comments: the following comments relate to the built historic environment.

Policy: 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 or enhancing 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.

The NPPF outlines government policy, including its policy 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 214-216 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 should 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.

The Council's Core Strategy Policy CP58 '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."

Wiltshire Council's Core Strategy Policy CP57 '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.

Historic England Advice Note 2 – Making changes to Heritage Assets illustrates the application of policies set out in the NPPF in determining applications for PP and LBC.

Site and assets considered: The property is a Grade II listed building located in Devizes Conservation Area.

Proposal: The proposals seeks to discharge conditions 3 (Approved Details) and 4 (Joinery Details) relating to application PL/2025/06892.

Relevant planning history: The building has extensive planning history over several decades, ranging from extensions, internal and external alterations, external lighting and signage – PL/2025/06892 and PL/2025/06576 - Change of use to sign shop and miscellaneous brewery related activities with internal alterations and reconfiguration to create a chef flat and associated works (approved); K/19105/L - Listed Building Consent – alterations and extension (Approved); K/20498 - Planning Permission – convert meeting room to Restaurant/Function Room and erect new internal fire escape stairs (Approved); K/33018/L - Alterations to door openings between covered way and Skittle Alley (Approved); K/40036 - Extension to enclosed courtyard, addition of externally fixed metal fire escape and general redecorations (Approved); K/40061/L - Extension to enclosed courtyard, addition of externally fixed metal fire escape and general redecorations (Approved); K/41272 - Blocking up 1 No. window opening and formation of 4 No. windows and 1 No. door opening and provision of fire escape all to east elevation (Approved); K/54929/LBC - Remove modern stud partition to 1st floor and reinstate original trussed roof function room profile (Approved); K/56655/F - Erection of smoking shelter, security gates and close boarded fence (Approved).

Issues: impact on the significance of the listed building, impact on the setting of neighbouring listed buildings, impact on the character and appearance of the conservation area.

Significance of assets and contribution of setting: The NPPF defines significance 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 assesses significance in a similar manner, referring to evidential, historic, aesthetic and communal values of a place.

In this case the significance of the building lies largely with its historic fabric and architecture - its form, layout and architectural expression/detailing and use of high-quality design materials which have significant aesthetic and architectural interest and which contribute to the character of the conservation area. In addition, the use of the listed building as a public house is part of the

buildings architectural and historic interest. Whilst the bar itself is modern and of little architectural or historic interest its continued use and communal value of the pub forms an integral part of the value and significance of the listed building.

Assessment: The Crown Public House is a Grade II listed building situated located within the Devizes Conservation Area.

Condition 3 - Prior to the installation of the proposed Crittall metal screen and door, detailed design specifications of them shall be submitted to and approved in writing by the Applicant: Andrea Arnold Wadworth & Co. LTD, Folly Road Brewhouse, Folly Road, Devizes, Wiltshire, United Kingdom , SN10 2HT Particulars of Development: Change of use to sign shop and miscellaneous brewery related activities with internal alterations and reconfiguration to create a chef flat and associated works At: The Crown, New Park Street, Devizes, SN10 1EA Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: To ensure the design and materials are appropriate to the character and significance of the Grade II listed building and the Devizes Conservation Area, in accordance with Core Policy 57 and Core Policy 58 of the Wiltshire Core Strategy and Section 16 of the NPPF.

Conservation comments – Details as submitted are acceptable and the condition can be discharged.

Condition 4 - Prior to the installation of any internal windows or doors, full details of the proposed joinery, including scaled drawings (no less than 1:10 elevation and 1:2 section), materials, and finishes, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details.

REASON: To preserve the architectural integrity and historic fabric of the listed building and ensure that new interventions are sympathetic to its character, in accordance with Core Policy 58 and the NPPF.

Conservation comments - Details as submitted are acceptable and the condition can be discharged.