

CASE OFFICER'S REPORT

Application Reference:	PL/2025/09699
Application Type:	Listed building consent (Alt/Ext)
Consultation ends:	06 February 2026
Case officer:	Fiona Webb

Site Address:	The Old Seven Stars, 19 Newtown, Bradford on Avon, BA15 1NE
Proposal:	Insertion of a roof ventilation tile below roof parapet
Recommendation:	Approve with Conditions

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 site is a Grade II listed building located in Bradford on Avon Conservation Area.

Proposal: The proposal seeks the insertion of a roof ventilation tile below roof parapet.

Relevant planning history: None

Issues: impact on the listed building, impact on the setting of neighbouring listed buildings, impact on the conservation area.

Information considered/provided: 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. In this case, the application is accompanied by a "Design, Access and Heritage Statement Letter" which provides sufficient information to understand the impact of the proposals and is proportionate to their scope. The requirements of the NPPF are therefore met in this respect.

However, paragraph 208 also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

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.

Assessment: The property is a Grade II listed building located in Bradford on Avon Conservation Area.

The proposal seeks consent for the insertion of a slate vent in the roof to allow ventilation to an existing bathroom. The purpose of this is to provide appropriate extraction to reduce condensation which is damaging the building’s windows and historic fabric.

The slate vent would connect to a flexible ventilation hose that would be located within an existing void between the roof and the internal partition wall. The pipework would connect to an existing ventilation grill in the bathroom ceiling.

There would be no disruption to historic ceilings, joists, walls or other structures. There would be negligible loss of fabric and the slate vent would be a discreet addition to the roof. It would not be visible from any location, including longer range views, as it would sit below the parapet on the south eastern (front) façade.

The ability to ventilate the bathroom would bring significant benefits to the building, principally through the efficient extraction of water vapour which would prevent condensation, which is currently causing damage to the window frames and the building’s fabric.

In regard to Bradford On Avon Town Council's concern regarding possible disturbance to breeding birds, it is confirmed that the works most likely not in a location or of a nature to impact on breeding birds. However an informative will be included the Decision Notice to highlight this requirement.

Summary & 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.

The impact of the proposals on heritage assets will be neutral and the requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the application.

CONSULTATION RESPONSES:

Bradford on Avon Town Council – No objections - The accompanying Heritage statement concludes "The proposed installation of a small, black-finished gas flue on the front elevation of Conigre House constitutes a minor and reversible alteration. The work has been designed to be sympathetic to the building's materials and appearance and will have no adverse impact on its heritage significance or the wider conservation area. The proposal is consistent with national and local heritage policies and will ensure the property remains a viable and comfortable home for present and future occupants." A condition should be attached that works are NOT carried out between March and September to avoid disturbance to breeding birds.

Bradford on Avon Preservation Trust – No objection.

REPRESENTATIONS:

None

RECOMMENDATION:

Consent

REASON FOR GRANTING PERMISSION/CONSENT/REFUSAL:

The proposed works would preserve the special historic interest of the heritage asset in accordance with Sections 16(2) of the Planning (Listed Building and Conservation Area) Act 1990 and NPPF section 16, because these works, subject to conditions, would have no overall detrimental impact on the historic fabric and would be of an appropriate design.

Conditions

- 1 The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The works hereby granted consent shall be carried out in accordance with the following approved plans and documents: Location Plan – dated 8/10/2025 Site Plan - dated 22/10/2025 Proposed Elevations - dated 8/10/2025 REASON: For the avoidance of doubt and in the interests of the significance of the heritage assets and their setting.

Informative

- 3 The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Please be advised that works should not take place that will harm nesting birds from March to August inclusive. All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

