

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2025/09898
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	69-70 Silk Houses, Kilmington, Warminster, BA12 6QZ
DESCRIPTION OF WORKS:	Internal repairs and refurbishment of ground and first floors including structural timber repairs; together with the removal of a partition at ground floor.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The Silkhouse, 69-74 Cote Lane, is a grade II listed building. The list description reads as follows:

‘Nos 69 and 70, 71 and 72, 73 and 74 The Silkhouse now three cottages. Probably early C18. Rubblestone, thatched roof with brick stacks. Single-storey and attic, 12 windows. Three planked doors, six 3-light and four 2-light casements, some in blocked doorways. Twelve hipped attic dormers with 2-light casements; 2 right bays are addition, probably late C18. To right return is attached rubblestone and brick extension with planked door and steel casement. Rear has three single storey wings, all with thatched roofs, the middle one late C19, the other two mid C20. Interior altered and remodelled by National Trust in mid C20. West cottage, Nos 69 and 70, has late C18 fireplace with moulded surround and dentil cornice, some planked doors. Middle cottage, Nos 71 and 72, has two blocked open fireplaces with timber lintels. Twelve-bay tie beam roof with 2-bay west addition. Converted to six cottages from a Silkhouse in 1849 by the Hoares of Stourhead House.’

The building is not in a conservation area and it is outside the Stourhead RPG boundary by some distance.

It is owned by the National Trust and is rented out.



PROPOSAL

The proposals relate to one of the cottages ie number 69-7 which is the unit at the end with the single-storey side extension.

The Design, Access and Heritage statement sets out the proposals:

Externally¹

Stonework and brickwork repairs;

Selective tile replacement.

Internally

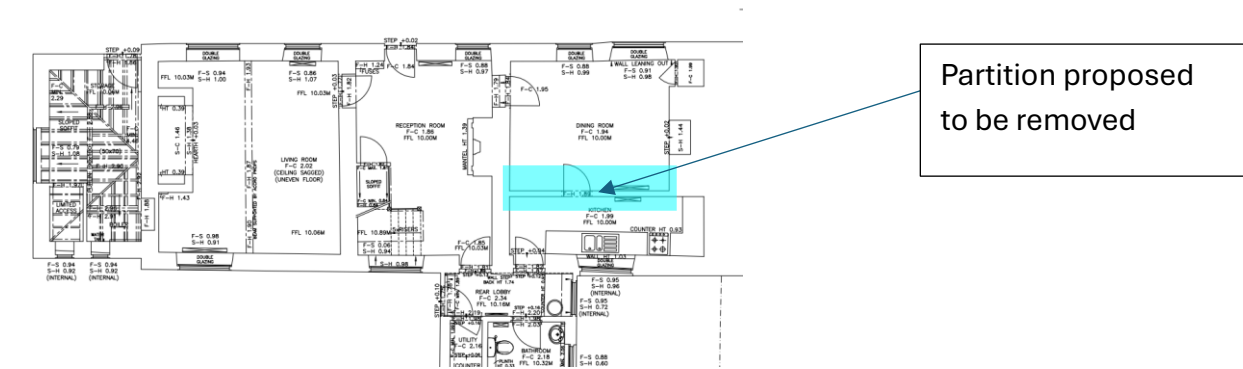
Repair to a timber in the first floor western bedroom (spliced repair proposed);

Replace failed lintel to dormer window in eastern bedroom;

Internal replastering with lime plaster at ground floor;

Removal of partition wall between reception room and kitchen.

¹ These works are minor and on a like-for-like basis. As such they do not require LBC



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.

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).

Historic England Advice Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency, provides advice in support of consistent decision making on approaches to improve the energy efficiency and support carbon reduction of historic buildings, whilst conserving their significance.

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 upon the preservation of the listed building or its setting or any features of special architectural and/or historic interest.

CONSULTATION RESPONSES

Kilmington Parish Council: support

Ecology:

'I note that the submitted ecology assessment report makes recommendations for additional bat survey work, due to the potential presence of roosting bats. I cannot see any evidence in the submission to say that this additional survey work has been completed. Ecology cannot fully appraise the application until the missing survey work is completed and reported on, and any required mitigation measures included in the proposal drawings/plans. Until that point, the LPA cannot be assured that no impact on protected species will occur as a result of this proposal.'

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 Design, Access and Heritage statement dated November 2025. This was considered sufficiently detailed to consider the impact of the proposals on the

significance of the heritage asset. 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.

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:

Appearance, in particular the local rubble stone with mellow red brick dressings, clay tiles and steeply thatched roof with eyebrow dormer windows and regularly interspersed brick chimneys:

Small pane flush casement timber windows;

The disposition of openings within the elevations;

Its plan form;

The small cellular character of the spaces internally;

Presence of fireplaces;

Steep wooden stairs;

Joinery features.

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 application has been amended during the course of the application. The original application included minor roofing works to the clay-tiled single-storey lean-to structure. The works were on a like-for-like basis, involving the replacing of one or two tiles (not stripping the roof and re-tiling) and some mortar repairs to the elevations. As such, these particular works do not require listed building consent and have been withdrawn from the current application.

In respect of the timber repairs at first floor, the Design and Access statement says:

'Internally it will be necessary to undertake timber repairs to the beam supporting the first floor of the western bedroom. This beam has split and is rotten to the end imbedded in the south facing elevation. This timber floor beam will require a splice repair. It will also be necessary to replace a failed lintel to the dormer window opening to the eastern bedroom.'

The partition at ground floor is clearly a modern partition which cuts across the fireplace and distorts the floorplan. As such, its removal is welcomed and will reinstate the historic floorplan, part of the significance of this cottage.

The replastering will be carried out in a lime plaster which will ensure that the building can 'breathe'. This is recognised good conservation practice.

Other proposed works are small localised repairs that do not require listed building consent.

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?	Y
(b)	If yes, has a protected species survey been submitted?	Y
(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?	N

Comments (if any):

The National Trust submitted a ecological survey which recommended a further survey, as noted by our Ecology colleague. However, the Trust submitted the report when they thought that more significant roofing works, that would require LBC, were required. They have since advised that only very localised repairs to the side extension, are required. As such, LBC is no longer required and the description of works has been amended during the lifetime of the application.

In the same respect, the localised repairs to the mortar on the lean-to storeroom building do not require listed building consent.

CONCLUSION

In this case, the impact of the proposals on heritage assets will be largely positive and the requirements of current conservation legislation, policy or guidance are considered to be met.

As such, the works are considered to be in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as well as chapter 16 of the NPPF and core policy 58.

RECOMMENDATION:

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

Standard 3 years LBC

Standard Plans

That any new internal plaster shall be a lime plaster;

That any timber repairs/replacement shall be carried out in oak.

Informative

Ecology

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2017) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.