

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION AND LISTED BUILDING CONSENT DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09605 and PL/2025/09704
APPLICATION TYPE:	Householder Planning Permission and Listed Building Consent
SITE ADDRESS:	27 Langley Road, Chippenham, SN15 1BP
DEVELOPMENT DESCRIPTION:	Replacement of grade 2 listed building's main roof clay tiles with natural slate on northeast elevation and solar slates on southwest elevation.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks Planning Permission and Listed Building Consent for the removal of the existing clay tiles to the main roof on the NE elevation and replace with natural slate, alongside solar slates to the SW elevation. The application is submitted using Householder and Listed Building application forms.

During the course of the application, additional information was submitted to confirm the type of solar slates proposed to the SW elevation and to illustrate the solar slates covering the whole expanse of the SW elevation roof as opposed to a central section.



The proposal aims to return the roof covering to the main building to slate from clay tiles, which is considered to have been the original roofing material used. The existing clay tiles are nearing the end of their lifespan and will therefore require replacing so as not to lead to potential damage, deterioration or harm to the heritage asset. The Design and Access Statement confirms that solar slates were chosen as it was considered to minimise impact on the listed building, both in terms of loss of fabric and the appearance of the house and would help to return the building to its original form.

Initially, the proposed solar slate tiles were to be installed only within a central portion of the SW roof slope to the rear of the building. It is noted that both roof slopes of the existing side wing already incorporate solar slates; however, these are limited to a central section and do not span the full roof area. The proposal has therefore been revised to ensure that the entire southwest roof slope will be fitted with solar slates. To facilitate the proposal, the existing clay tiles would be removed as well as any battening (which is not considered historic given the roofing felt below them). New battens would then be fitted to the existing rafters. In terms of the method of fixing, the solar slates are fixed with a screw, rather than a nail, but the methodology is the same, with individual slates fixed to a timber batten.

Additionally, it is proposed for the clay tiles to the NE elevation to be replaced with natural slate only.

A pre-application enquiry was submitted in relation to the proposal, which concluded that the proposals may be supported subject to further justification to demonstrate that the tiles were not part of the original design and appearance of the building.

SITE DESCRIPTION/CONTEXT

The site known as 27 Langley Road is a two storey dwellinghouse dating from the mid to late 19th Century, located in a predominantly residential area with the principal settlement of Chippenham.



The property is positioned at right angles to the road with a side wing displaying a prominent gable adjacent to and fronting the main road. The property is constructed from squared

coursed limestone rubble with freestone quoins and architraves, with the existing roof covering to the main house being clay tiles whilst the side wing already benefits from solar slates which were subject to a previous planning application. The property is set within the Chippenham Conservation Area whilst the surrounding area is characterised by a variety of dwellings of varying appearance and construction materials, whilst it is also noted that grade II listed 29 Langley Road is located directly opposite the application site.

The application site is a Grade II listed property, with the list entry providing the following description:

ST9274SW LANGLEY ROAD 930-1/4/64 (East side) 22/06/78 No.27 and attached wall II House at a right-angle to the road. Early/mid C19. Squared coursed limestone rubble, freestone quoins and architraves, plain tile roof with coped gables, moulded kneelers and ashlar stacks to the main block, slate roof with carved bargeboards to the gable end of the left wing. Double-depth plan with lower wing to the left. EXTERIOR: 2 storeys; the main block is symmetrical 3-window range, the left wing 2-window range. Rusticated surrounds to the main block, plain surrounds to the wing; 1st-floor windows at eaves level. 6-panel door glazed to the top under a C20 porch and a semicircular-arched 8/8-pane sash window. 8/8-pane sashes to the ground floor, C20 glazing to the 1st floor. The main block is spanned by a cast-iron trellis to a former canopy extending from the platband. The wing has 6/1 pane sash windows to the 1st floor. INTERIOR: not inspected. SUBSIDIARY FEATURES: a rubblestone wall with stone coping extends forward (south) from the left corner. Listing NGR: ST9204774014

The application site is subject to the following planning policy constraints:

- Chippenham Conservation Area
- Grade II listed property
- Countryside Character Area – Avon Vales
- Historic Building Site and Monuments Record – No. 27 and attached wall
- Areas susceptible to Ground Water Flooding - <25%
- Archaeology Monument Polygon – No. 27 and attached wall

PLANNING HISTORY

Proposal / Summary
N/93/01143/FUL - Full planning permission Decision - Approved Date: 12/11/1993 – SINGLE STOREY EXTENSION TO DWELLING EXTENSION
N/93/01144/LBC - Listed building consent Decision - Approved Date: 12/11/1993 – DEMOLITION OF LEAN-TO STRUCTURE AND REBUILD LEAN-TO SINGLE STOREY EXTENSION FOR USE AS KITCHEN/BREAKFAST ROOM DEMOLISH/REBUILD EXTENSION
17/04436/LBC - Listed building consent Decision - Approve with Conditions Date: 29/6/2017 – Demolition of rear suspended first floor bathroom and make good. Remodel porch and replace 2 windows to second floor gables

17/03278/FUL - Full planning permission Decision - Approve with Conditions Date: 29/6/2017 – Demolition of rear suspended first floor bathroom and make good. Remodel porch and replace 2 windows to second floor gables

PL/2022/08050 - Householder planning permission Decision - Approve with Conditions Date: 20/2/2023 – Removal of slates from side wing of building and their replacement with slates and solar (PV) slates; associated works.

PL/2022/08305 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 20/2/2023 – Removal of slates from side wing of building and their replacement with slates and solar (PV) slates; associated works.

ENQ/2025/00658 - Pre-Application enquiry Decision - Pre-App Response Date: 6/8/2025 – Removal of discoloured plain clay tiles (which client has been advised by roofer need replacing). Replacement with natural slates on the NE elevation of the principal dwelling and solar slates on the SW elevation. Associated connection works (solar slates

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 41: Sustainable Construction and low carbon energy
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Chippenham Neighbourhood Plan (adopted May 2024):

- Policy TC4 – Development within Chippenham Conservation Area

Chippenham Design Guide

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990

The National Planning Policy Framework (NPPF):

- Section 12: Achieving well designed places
- Section 14: Meeting the challenge of climate change, flooding and coastal change
- Section 16: Conserving and Enhancing the Historic Environment

The Planning Practice Guidance

National Design Guide

ISSUES

- Principle of Development
- Design and Impact upon the character and context of the area

- Residential Amenity
- Heritage Issues
- Addressing Climate Change

CONSULTATION RESPONSES

Chippenham Town Council: No objection -

The submitted Heritage Statement provides evidence to support the assertion that the existing clay tiles proposed to be removed on the roof of the main building date from the mid twentieth century, and that the original roof covering would have been of slate. In addition, recently installed solar tiles on the side extension of the property are of high quality and have a minimal visual impact on the appreciation of the listed building. It is considered that these factors would result in any harm to the significance of the listed building as a result of the installation of solar tiles on the south west slope of the main roof being at the lower end of the scale and 'less than significant' in NPPF terms, outweighed by any public benefits of the proposal in reducing carbon emissions. The proposal would preserve the special character of Chippenham Conservation Area and would accord with Chippenham Neighbourhood Plan Policy TC4.

Wiltshire Council Conservation Officer: Comments summarised below –

- *The applicant has provided evidence to justify that it is highly probable that the roof was clad in slates pre mid-20th century which removes the previous pre application concern as to whether or not the existing darker tiles were original to the property and should be given greater significance.*
- *The PV slates are visible and stand out from the roof slope as they are not extended to the verge of the roof of the side wing and are clipped slates. These factors diminish the quality of the roof slope. The proposal seeks to replace the existing clay tiles to the south roof slope of the main block with PV solar slates and natural slate to the north roof slope.*
- *I note the pre app response on the visual appearance of the solar PV slates:*

In considering visual impact, the solar tiles as shown in the photograph have a close appearance to slate. The proposed solar tiles would be on the main dwelling and roof slope to the rear. The dwelling is situated side on to the highway of Langley Road and the main dwelling is set back from the road. The solar tiles would not be obvious from the street or wider Conservation Area, and are not considered to cause an adverse impact in terms of visual amenity. It is not considered that the slate tiles on the front elevation would be harmful to the wider area. There are other examples of slate tiles within the surrounding area.

While I generally support this statement I consider it is necessary to be careful with detailing to reduce the visual impact that is evident on the existing side wing of the

house where the slates are clipped and the Solar PV slates are set in from the verge with a 500 mm border.

- *The PV slates need to have a complete coverage appearance to the roof slopes they are located on and not limited to a central section of the roof.*

When reconsulted upon the provision of an amended SW elevation to confirm that the solar slates will provide a complete coverage of the roof slope, the Conservation Officer requested for the following condition to be applied:

The solar slate tiles shall be laid to verge, and eaves to ridge to present unbroken coursing.
REASON: In the interests of preserving the character and appearance of the listed building and its setting.

REPRESENTATIONS

The application was publicised by direct neighbour letter, however no representations have been made.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Principle of development

Section 14 of the National Planning Policy Framework is clear in that LPAs should not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions, and that LPAs should approve the application if its impacts are (or can be made) acceptable.

The principle of the proposed works in connection with a domestic property situated within a residential location is therefore established as acceptable. Notwithstanding this, the detail of the proposal must be assessed against other policies within the development plan, with the assessment set out in the sub sections below.

Design and Impact upon the character and context of the area

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design and materials, with particular regard required for the compatibility of the design with the host dwelling and its surroundings, together with the relationship to adjoining buildings and spaces. Furthermore, it requires the “maximisation of opportunities for sustainable construction techniques” and “use of renewable energy sources”.

WCS Core Policy 58 states that distinctive elements of Wiltshire's historic environment, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

The Chippenham Design Guide requires good design in existing neighbourhoods, whilst the Wiltshire Design Guide elaborates on WCS Core Policy 57 and requires consideration that should be given to the external appearance, design and materials used for development.

Section 12 of the NPPF relates to achieving well designed places. Section 16 provides guidance relating to all heritage assets, with paragraph 210 highlighting the desirability of sustaining and enhancing the significance of heritage assets and ensuring new development positively contributes to local character and distinctiveness.

Overall, it is considered that the proposed works are acceptable. The roof slope of the side wing already benefits from the installation of solar slate tiles, albeit not across the entire roof covering, and they demonstrate that the tiles can integrate effectively with the character and appearance of the building. Whilst the NE roof slope is considerably more extensive than that of the side wing, the inclusion of solar slate tiles is not considered to result in unacceptable visual impact to the main dwelling, its setting or the wider surrounding area and streetscene. The replacement tiles will integrate with the main dwelling and will not appear incongruous when viewed in context, as the appearance, colour and texture of the solar tiles are akin to natural slate tiles and help preserve and enhance its current character and appearance. Additionally, the proposed slate tiles to the NE elevation will also integrate seamlessly with the current aesthetics of the property and overall unify the main house with the side wing.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Residential Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The application site is in close proximity to 29 Langley Road to the north, and 19 Langley Road to the south. 42-46 Clift House is situated across the road to the NW.

The proposed works relate solely to the replacement of the existing roof tiles to the main roof of the dwelling, thereby the existing built form of the property will remain unchanged and the existing separation distances will be maintained. Whilst the proposed tiles are of a differing style to that of the existing clay tiles, their replacement is not considered to result in demonstrable adverse impacts on the outlook or privacy of the surrounding properties. Furthermore, owing to the nature of the works being confined to changes in external materials with no increase in roof height, bulk, or massing, the proposed works are not considered to result in unacceptable impacts in terms of overshadowing, loss of light or overbearing effects.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Heritage Impact

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 66 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 Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The NPPF outlines government policy for planning and is a material planning consideration. Chapter 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 -15 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 202 stated: '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, where appropriate, securing its optimal viable use', whilst 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.

Policy TC4 within the Chippenham Neighbourhood Plan states development within the Chippenham Conservation Area will be permitted where it preserves or enhances the special character or appearance of the Conservation Area and retains those heritage assets which make a positive contribution to the significance of the Conservation Area.

The property is a grade II listed building and lies within the Chippenham Conservation Area, therefore consideration is required to the impacts upon the significance of these heritage assets. The significance of the dwelling as a heritage asset is clearly derived from its architectural appearance and date of construction of the main house, and in particular the stone boundary wall to the front of the building which is included within the listing description.

Assessment of harm to the listed building:

As previously mentioned within this report relating to climate change, Para 158 of the NPPF states that LPAs should recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions. The LPA should not require justification for the installation of renewable energy and the proposal will provide a sustainable energy solution which is considered to be of public benefit.

The Conservation Officer refers to the pre-application summary of "*In conclusion, the proposals may be supported subject to further justification to demonstrate that the tiles were not part of the original design and appearance of the building*". In response to this request for further justification, the Heritage Statement discusses the roof and it appears the tiles are laid on a modern (mid-20th century) battening and felt above the earlier roof structure. In addition, the tiles are stamped as 'Sandstorm' a brand dating from mid to late 20th century and they have two nibs for attaching onto battens with nail holes below.

This provides good evidence the tiles are modern. Aerial photographs have also been provided of No. 27 from 1934 and 1953 that suggest the roof cladding was changed in this period from a lighter possibly slate which matches in the photograph with No. 29 Langley Road roof cladding (which is slate), to a darker tile currently on the roof. While acknowledged as not conclusive evidence, it is a reasonable assertion that the roof was previously clad in slates.

Upon assessing the current proposals, the Officer requested that the PV slates needed to have a complete coverage appearance to the roof slopes they are located on and not limited to a central section of the roof, which thereby resulted in the submission of amended plans to demonstrate and adhere to this requirement.

The Conservation Officer has not objected to the proposal and is satisfied that the current level of information provided for the application in this case shows specifically that the SW elevation is have a continuous covering with the solar slate tiles as opposed to within a central section. A condition has been requested to be imposed to confirm how the roof tiles should be laid out on the roof slope.

It Is acknowledged that the replac"ment'of tiles to both main roof slopes would result in a degree of harm to the historic fabric of the heritage asset. Whilst the existing clay tiles are nearing the end of their lifespan, their replacements are still considered to result in a loss of historic fabric.

Whilst the installation of the solar and slate roof tiles will result in a degree of harm to the historic fabric and appearance of the listed building, this impact is limited, reversible, and has been carefully minimised through the use of sympathetic materials and detailing that closely reflect what would be considered the original roof. The proposed works are confined to the roof covering only, ensuring that no significant architectural detailing is lost. Replacing the roof tiles at this time also provides an opportunity to address the existing deterioration of the current tiles, thereby supporting the long term conservation of the heritage asset.

When assessed, the identified harm is considered to be less than substantial and sits at the lower end of that spectrum. In accordance with national heritage policy, this limited level of harm is outweighed by the clear public benefits of the proposal. The installation of integrated solar technology will generate sustainable, low-carbon energy for the property, contributing directly to carbon-reduction targets. By enabling the building to operate more sustainably, the proposal also helps secure its viable long-term use, which is itself a recognised heritage benefit. On balance, the public benefits demonstrably outweigh the limited harm identified.

Impact on the Chippenham Conservation Area:

The property is located within the Chippenham Conservation Area and due to its positioning, both roof slopes are visible from the surrounding area and wider streetscene, with the development solely contained within the residential curtilage. The proposed slates to both roof slopes are of similar style and appearance to those evidenced on the existing side wing, which helps the proposal integrate harmoniously with the existing appearance of the building. It is also noted that there are further examples of slate roofs within the vicinity, thereby the slate tiles would not appear incongruous within the location. Therefore overall, it is considered that the replacement roof tiles collectively will not result in unacceptable impact to the character and appearance of the Conservation Area and would not result in harm to the significance of the heritage asset.

Overall, the proposal, by virtue of its scale, design and use of materials, is considered to preserve the character and appearance of the Conservation Area. The identified harm to the listed building is considered to be less than substantial and sits at the lower end of that spectrum, with the public benefits demonstrably outweighing the limited harm identified. Additionally, no objections have been raised by the Conservation Officer. The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections

66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

Addressing Climate Change

WCS CP41, Policy 1 and Policy 2 are supportive of measures that align with a transition to net zero. As such these policies are clearly in accordance with the NPPF which states at paragraph 161 that the planning system should support the transition to net zero by 2050. It should help shape places in ways that contribute to radical reductions in greenhouse gas emissions and support renewable and low carbon energy.

Paragraph 167 of the NPPF states: *Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights). Where the proposals would affect conservation areas, listed buildings or other relevant designated heritage assets, local planning authorities should also apply the policies set out in chapter 16 of this Framework.*

Furthermore, the council has adopted in 2022 its Climate Strategy. This acknowledges the Climate Emergency and sets out targets to support the county to become carbon neutral by 2030. To help achieve this the council needs to use its 'spheres of influence' including application of its regulatory functions e.g. determining planning applications.

The proposed development would make a very modest contribution to net zero goals, but cumulatively with other similar development is critical to the transition to net zero over the coming decades. The proposals would align with development plan policies and the NPPF in making a positive contribution to the spatial planning objective in the development plan of addressing climate change. Any residual concern in terms of the less than substantial harm to heritage assets (at the lower end of any spectrum but still afforded great weight) are outweighed by the benefit from this individual proposal which is afforded, as directed by the NPPF, significant weight.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

CONCLUSION

The proposed development, by virtue of its scale, design and use of materials, is considered to enable a sympathetic alteration that preserves the character and appearance of the main building, as well as the setting of the heritage asset. It is considered that the proposed works are likely to cause limited (less than substantial) harm to the significance of the heritage assets, however the resulting harm would be outweighed by the benefit of being a small-scale

project providing a valuable contribution to cutting greenhouse gas emissions. Furthermore, the proposed works preserve the setting and any other features of interests of the heritage assets and the Chippenham Conservation Area and no objections have been raised by the Conservation officer. The development is therefore considered to comply with Sections 12, 14 and 16 and other relevant provisions within the NPPF, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Area) Act 1990, Core Policies 41, 57 and 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, together with the Chippenham and Wiltshire Design Guides.

As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

GTB-927-1C – Proposed NE and SE Elevations received 10.02.26

GTB-927-2C A – Proposed NW and SW Elevations received 10.02.26

GTB-927-3 – Site and Location Plan received 08.12.25

REASON: For the avoidance of doubt and in the interests of proper planning.

3. The solar slate tiles shall be laid to verge, and eaves to ridge to present unbroken coursing

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

RECOMMENDATION: that Listed Building Consent be GRANTED subject to the following 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 development hereby permitted shall be carried out in accordance with the following approved plans and documents:

GTB-927-1C – Proposed NE and SE Elevations received 10.02.26
GTB-927-2C A – Proposed NW and SW Elevations received 10.02.26
GTB-927-3 – Site and Location Plan received 08.12.25

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