

3 Fore Street, Trowbridge

Summary of Heritage queries as raised by Conservation Officer representation 15th Jan. 2026

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It is welcomed that the CO representation identifies no objection in principle to the proposed scheme's change of use from banking to two residential units within the historic frontage building and for four units in a new build towards the rear of the Site. In particular, it is welcomed that the representation accepts that there is scope to subdivide the historic frontage range into two residential units.

CO - little additional information, small scale, detail on impacts needed.

Upgrade details have been included as additional drawing.

CO – alleges that significance of chimney breast has not been assessed and that this feature be retained.

While the updated built heritage statement [BHS] does provide an assessment of the surviving chimney breast to the rear of the historic frontage range [4.4-4.6; it is a surviving, but significantly incomplete and damaged feature associated with the C18th remodelling of the frontage range etc], it is the case that the scheme has now been revised to retain this feature in its current form.

CO – alleges that condition and significance of the basement has not been assessed in the revised BHS.

The drawings submitted include a plan of the basement in its current layout. The revised built heritage statement of 26th November 2026 [4.2-4.3] sets out that the basement was significantly remodelled in the later twentieth century as two strongrooms associated with the buildings' banking use. The basement was inspected with Historic England. The proposal will not include any changes to the basement and the current access will be maintained for maintenance access from within the proposed ground-floor residential unit.

CO – very little info re significance of the rear bay.

The rear bay is noted in the BHS [Appx.1: 4.5; Fig.17]. The bay is part of the original eighteenth-century form of the frontage range. The bay's form is well-attested on historic nineteenth-century mapping [available at *Know Your Place: Wiltshire*] and in

drawings submitted with the application. The proposal will include the reinstatement of the two windows in a Georgian form (as seen in the front elevation).

CO – first-floor ceiling.

It is welcomed that the representation calls for the reinstatement of a ceiling at first floor of the historic frontage range. The revised scheme includes such provision and this is reflected in the revised scheme's drawings.

CO – No info on retention of plasterwork architraves at ground floor.

All architrave features can be preserved as separating floor will only been upgraded on the upper side. See upgrade details drawing.

CO – Detail of construction; building & fire regs' acoustic – final repair schedule can be by condition.

See additional drawing information.

CO – Rear block: materiality to reflect existing surroundings to the rear of the Site. To include examples of architectural precedents.

See additional drawing information.

The revised proposals respond positively and extensively to points raised in the Conservation Officer's representation of 15th January 2026. This includes the retention of the first-floor element of the eighteenth-century chimney breast and the provisions of the requested further detailed information.

The revised proposals will deliver a number of significant heritage-centred public benefits to the identified designated heritage assets. These include the demolition of the twentieth-century flat-roof extensions allowing the reinstatement of the historic central courtyard/garden space in the Site. These elements' demolition also will reveal the eighteenth-century central, rear bow-bay in the frontage range's rear elevation (as recorded in historic mapping and Site plans).

Other heritage enhancements delivered by the proposal include the reinstatement of the historic rear-access side alleyway; the retention of the historic architrave plaster work in the ground floor of the frontage range; the removal of the twentieth-century shallow bay window in the front façade; the reinsertion of the eighteenth-century windows, thereby reinstating the symmetrical appearance of the eighteenth-century façade; and the reinstatement of the front doorstep (and the internal historic floor level). The overall, general heritage-centred public benefit that the proposal will deliver is the optimum viable use of the listed building, returning the frontage range to its historic residential use.

The key revision is the retention of the eighteenth-century chimney breast at the first-floor level. As such, the previously identified harms will be significantly reduced in the revised scheme. The proposal will deliver an aggregate enhancement to the significance of the Grade II* listed building and to the character and appearance of the conservation area.

The scheme's public benefits are set out in the Planning Statement supporting the applications. This confirms that the benefits outweigh the heritage harms caused (which have been notably reduced by the retention of the chimney breast). As such, the aggregate public benefits provide the clear and convincing justification for the noted, lesser heritage harms caused by the revised proposal.

The revised proposal will have no aggregate adverse impact on the significance of any built heritage asset. In fact, the proposals deliver heritage enhancements to the significance of the identified assets (more so with the retention of the chimney breast). The applications, together with this response to the Conservation Officer's representation, provide sufficient information as per the requirements of the NPPF and Local Plan policy to allow the LPA to determine the impact on the significance of the identified built heritage assets as part of their decision-making within the planning process. It can be concluded that there is no built heritage impediment to granting consent to the planning application and the listed building consent application.