

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09075
APPLICATION TYPE:	Listed Building Consent (Alt/Ext)
SITE ADDRESS:	Down House, Wylze BA12 0QN
DESCRIPTION OF WORKS:	Internal alterations in rear wing
RECOMMENDATION:	Approve subject to conditions

SITE DESCRIPTION/CONTEXT

Down House is a grade II listed property fronting the High St in the centre of Wylze. Built of crudely dressed coursed stone under a tiled roof, its symmetrical frontage is typical of late C17 houses in the vicinity, and would have originally been thatched. Some chalk blocks can be seen in the north elevation, a strong characteristic of early buildings in Wylze. To the southwest corner is a two-storeyed rear range, dated to the C18. Beyond that is a long single-storey range under a flat roof.

The list entry, for means of identification purposes only, provides the following description:

WYLYE HIGH STREET SU 03 NW (west side) 2/136 Down House GV II Detached house. Late C17, rear wing mid C18, some alterations late C20. Dressed limestone, tiled roof with gable end brick stacks and coped verges. L-plan. Two-storey, 3-windowed; casements. Central door with 6 fielded panels in beaded case with C20 flat wooden hood, C20 three-light mullioned casement either side. First floor retains three 3-light recessed chamfered mullioned casements. Left return has one blocked chamfered light to attic, C18 rear wing has 2-light casement. Rear of main build has 12-pane sash and attached C20 flat-roofed extension and conservatory, first floor has 3-light and 2-light leaded casement and 3-light steel casement. Rear wing to right has two 2-light recessed chamfered mullioned casements, 2-light and 3-light steel casements, original 3-light leaded casement to first floor, roof hipped to gable end. Interior has good late C17 closed string stairs with turned balusters and wide moulded handrail, chamfered beams and 4 and 6-panelled doors.



Rear elevation (sales details 2025, Rural View estate agency)

The rear range comprises an assortment of structures built onto the historic rubble stone southern boundary wall.

PROPOSAL

The proposals are for the removal and partial removal of partitions within the rear range, and infilling a doorway. The western living room and kitchen will become a bedroom.

RELEVANT PLANNING HISTORY

S/1997/1645 INSTALL SERVICES, CONSTRUCT STUD PARTITIONS AND FORM HALL, DINING ROOM AND BOXROOM. Approved 01/12/1997

S/1998/1606 REFURBISH outhouse, log store and garden store to form bedroom and playroom. Approved 16/11/1998

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.

Section 14 of the NPPF addresses the challenge of climate change, flooding and coastal change.

Paragraph 167 advises that "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).

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).

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

N/A

REPRESENTATIONS

In accordance with the requirements of Section 5(3)(a) of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended) publicity is not required for listed building consent to carry out works affecting only the interior of a Grade II (unstarred) listed building.

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.

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.

The application provides very little in the way of heritage assessment. It is asserted that only modern fabric is affected but provides no evidence to support this. Inspection of historic mapping, previous planning applications and estate agents' photographs has been necessary in order to derive sufficient certainty.

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 in its representation of a C17/C18 village farmhouse of locally typical detailing and the high level of surviving historic fabric, including internal features of historic interest (joinery in particular). It makes a highly positive contribution to the streetscene of the Wyllye CA, where there are a number of listed buildings in close proximity. The proposals are internal and will have no impact on the CA or the setting of any other listed buildings.

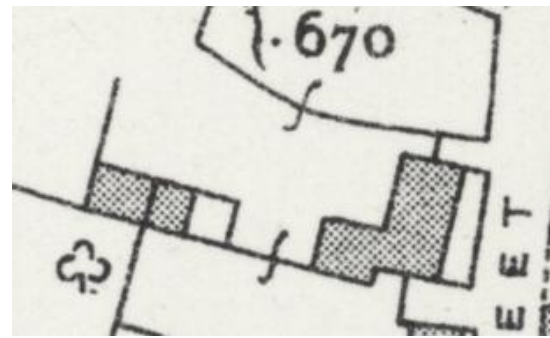
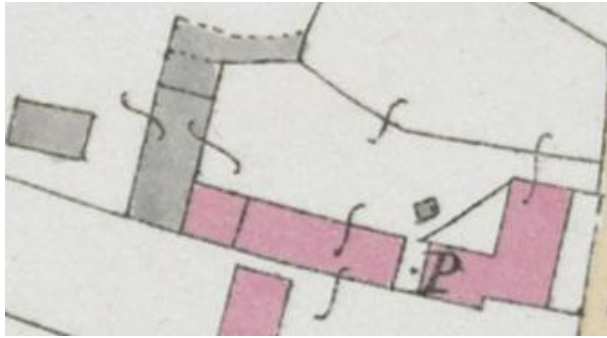
Impact of proposals on the significance and setting of the building/structure:

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.

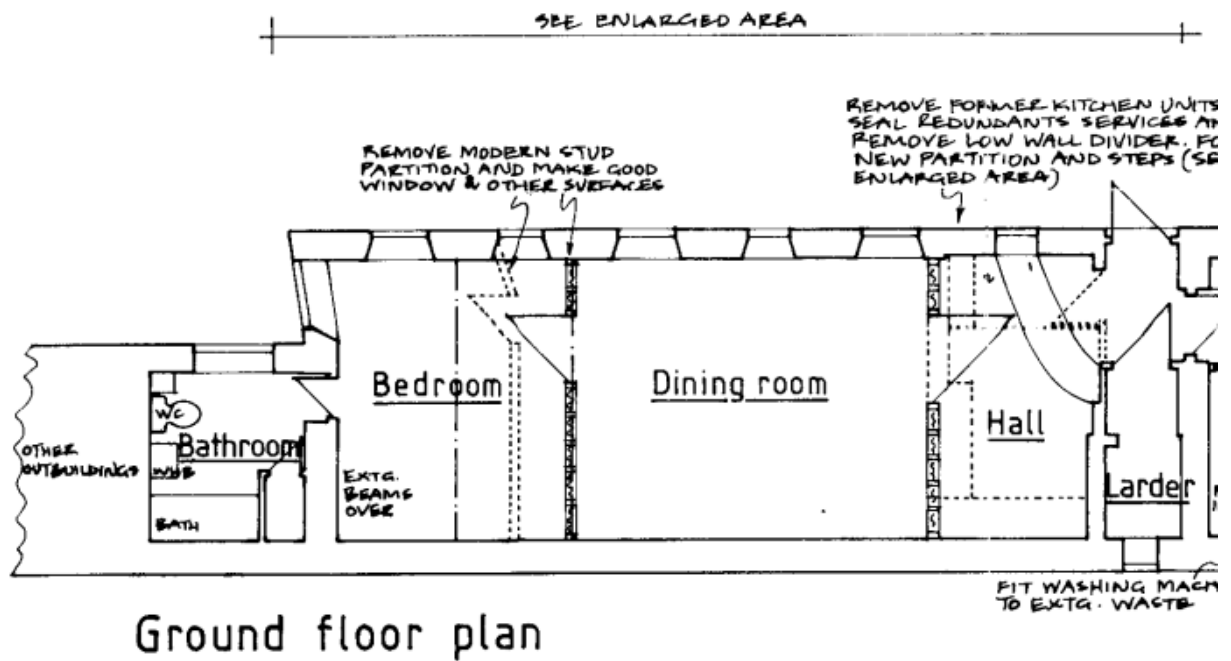
The significance of a heritage asset is not static; it is shaped by its architectural, historic, and communal values, and by how these are experienced in context. Therefore, any intervention must be considered in light of the asset’s identified significance, with attention given to both potential harm and benefits. Benefits may include repairs that support the long-term conservation of the building, improved energy performance, or enhanced public access and understanding.

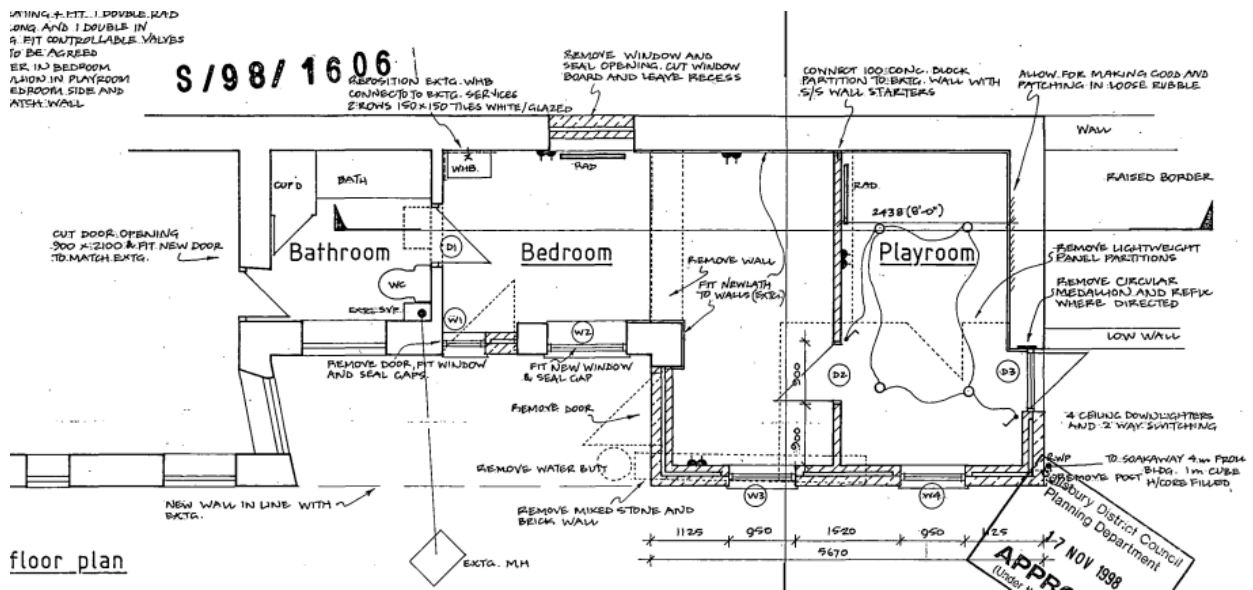
This assessment is grounded in the statutory duty under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special regard to be given to the desirability of preserving the building and its features of special interest. It is also informed by national policy, particularly paragraphs 199–208 of the National Planning Policy Framework (NPPF), and relevant local heritage policies and guidance.

The 1880 OS map shows a range of outbuildings behind the house, slightly separated at the position of the modern day door and lobby by the bootroom, but by 1939 much had been demolished (maps NLS):



Reviewing the plans provided in 1997 and 1998, all of the building to the west of the C18 wing (i.e. from the larder's east wall on the following plan), other than the south wall and possibly some masonry cross wall where it steps back, dates from the mid-20. The flat roof with coped verges and ornamental urns, and the somewhat untraditional random rubble treatment of the north elevation, are of course something of a giveaway.





The 1997 application involved the removal and recreation of partitions within the eastern block, referring to 'other outbuildings' to the west. In 1998 the application sought to rework whatever had been there into the bedroom/playroom shown on the plan, with its central stud clearly shown as new structure. The doorway from the eastern block into the central set-back bathroom was widened at the time, and is now proposed to be blocked.

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

Comments (if any):

CONCLUSION

The proposals affect only modern fabric within a modern rear range formed with partial incorporation of an historic boundary wall and former outbuilding. The alterations would have no impact on the character and significance of the listed building and would therefore preserve it in accordance with the aims of section 16 of the Act and the NPPF.

RECOMMENDATION:

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

LB 3 years

Plans