

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2025/09928
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	68 Curzon Street, Calne, SN11 0DL
DESCRIPTION OF WORKS:	Repair to stonework on gable wall
RECOMMENDATION:	

SITE DESCRIPTION/CONTEXT

No 68 Curzon Street (A 4) Calne is located about 500m north west of Calne town centre. It is the right hand of a pair of houses No. 64 added in the mid-19th century and the roof was raised and re-fenestrated in Tudor Gothic style in mid-19th century. No. 68 is mid-18th century two storey and attic built in limestone rubble with ashlar dressing with brick gable and ridge stacks and a slate and pantile roof and coped end gables.

No. 68 is double fronted with central door with label mould above and quoins a single depth plan with rear service outshut. It has a 2-window range. The windows have stone mullions with timber casements in chamfered stone surrounds, 2 and 3 light windows with and label moulds and each property has a gable dormer.

PROPOSAL

Repair to stonework on north gable wall

RELEVANT PLANNING HISTORY

Proposal / Summary
N/10/03317/LBC - Listed building consent Decision - Approve with Conditions Date: 20/10/2010 – Replace Front Door and 3no. Windows to Side Elevation
N/88/02983/LBC - Listed building consent Decision - Approved Date: 25/11/1988 – ALTERATIONS TO LISTED BUILDING(DEMOLITION OF OUTSIDE TOILET NEW CONSERVATORY AND TOILET)
N/06/02060/TCA - Work to Trees in a Cons Area Decision - Approved Date: 26/9/2006 – Fell Lime Tree
N/08/00903/LBC - Listed building consent – Replace Front Door
N/12/02215/LBC - Listed building consent Decision - Approve with Conditions Date: 20/11/2013 – Replace 1 Window on Front Elevation & 2 Windows on Rear Elevation
N/12/03391/LBC - Listed building consent Decision - Application does not need permission Date: 7/11/2012 – Replace Decayed Section of Front Door.
PL/2023/03775 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 21/8/2023 – Replacement of non-original side entrance door and fixed panel, with new timber door and fixed panel
ENQ/2024/01458 - PD Enquiries Decision - Pre-App Response Date: 10/10/2024 – repair render

15/09208/LBC - Listed building consent Decision - Approve with Conditions Date: 30/10/2015 – Proposed Removal of Boiler & Replace with New Combi Boiler, Change Location of Boiler to Inside Airing Cupboard & Insert New Flue in Roof.
PL/2025/09928 - Listed building consent (Alt/Ext) – Repair to stonework on gable wall
ENF/2022/00756 - Alleged breach of high fence - 68 CURZON STREET, CALNE, SN11 0DL – Repair to stonework on gable wall

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.

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.

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).

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 any features of special architectural and/or historic interest and character and appearance of the Conservation Area .

CONSULTATION RESPONSES

None

REPRESENTATIONS

In accordance with the requirements of Section 5(1) of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended) the application for listed building consent was publicised by way of:

- A site notice displayed near the site;
- An advertisement placed in the local press.

These methods were used to inform interested parties and to allow a statutory consultation period of **21 days** for representations to be submitted.

The following representations were received during the consultation period. In accordance with the provisions of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, only matters relevant to the consideration of the building's special architectural or historic interest have been taken into account in the assessment of this Listed Building Consent application.

- The works proposed are essential to maintain the history of the 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.

The application information includes Design and Access Heritage Statement, Block Plan, Western Elevation Existing and Proposed

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.”

In this case the significance of the building lies largely with its mid 18th century Domestic Tudor style architecture, plan form and architectural expression/detailing that has significant architectural interest. Its location on Curzon Street adds a positive contribution to the character and appearance of this part of the Calne Conservation Area.

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 proposal come after the removal of the existing cementitious render from the gable wall, was found that the stone beneath had become damaged by the unsympathetic material and is

currently in poor condition. The Contractor undertaking the repairs, halted work and instructed a structural engineer to investigate.

Their investigation found concern for an area of the stone near the top of the gable wall which is very degraded and friable. This stone work has degraded to such an extent that in two location holes have formed in the stonework which exposed the chimney flues. There is concern for the stability of the wall in this condition.

The engineers have implemented a temporary fix, structural improvement that will allow the proposed permanent works subject of this proposal to be consented and carried out.

The proposed works will only impact the exposed gable wall of No. 68 Curzon Street. The works will involve propping for a local area of the upper part of the gable wall roughly 800mm in height and 1600mm wide to allow it to be taken down and rebuilt in sections.

Where the stone is not badly damaged, it will be cleaned of old mortar and then reinstated in a colour matched lime mortar. Areas where the stone is significantly damaged and cannot be reused will be replaced with a like for like rubble limestone to match existing.

The wall will be consolidated and strengthened locally with stainless steel studding.

Careful thought has been taken to design temporary and permanent works that minimise impact on the historic fabric.

The whole gable will then be consolidated and regularised with a NHL 3.5 lime mortar. The wall will then be rendered using a three-coat NHL 3.5 lime render and then be painted with a limewash with four coats minimum (colour to be agreed).

The proposal is an extensive repair of the upper half of the gable of No. 68 in including new stonework and steel studs to secure the gable and stack above. The whole gable will then be re rendered in lime based render with lime wash finish to assist in the long term protection of the stonework. The works are considered necessary for safety and to secure the future use of a heritage asset in support of its long-term conservation. It will also continue to contribute to the character and appearance of the Conservation Area.

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.

In this case the proposals will also result in heritage benefits by virtue of the proposed investment in repair and upgrading/structural repair which will help to maintain the immediate safety of the structure and the future stability and integrity of the building to secure the future use of a heritage asset in support of its long-term conservation. The requirements of current conservation legislation, policy or guidance are considered to be met.

RECOMMENDATION:

That Listed Building Consent be GRANTED, subject to the standard 3 year Listed Building Consent and Plans List conditions.