

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2025/09087
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	LACOCK ABBEY, HIGH STREET, LACOCK, CHIPPENHAM, SN15 2LG
DESCRIPTION OF WORKS:	Removal of masonry chimney capping and replacement with stainless steel flue liner and terminal
RECOMMENDATION:	

SITE DESCRIPTION/CONTEXT

Lacock Abbey and Stable Yard form a mid - 16th century country house remodelling and extension of a cloister court to a 13th – 15th century Augustinian Monastery.

The application site is a stone chimney to the inner courtyard south block. The house is owned and managed for public access by the National Trust. It's located to the south east edge of the village of Lacock and is within the Lacock Conservation Area

PROPOSAL

Removal of masonry chimney capping and replacement with stainless steel flue liner and terminal

RELEVANT PLANNING HISTORY

Proposal / Summary
ENQ/2021/04585 - Pre-Application enquiry Decision - Pre-App Response Date: 20/12/2021 – To Install a Lightning Protection System to the External Surfaces (Roof and Walls) at Lacock Abbey
PL/2022/00616 - Listed Building Discharge of Condition Decision - Approve Date: 13/6/2022 – Discharge of Conditions 2 and 3 of 21/01057/LBC (Taking down and rebuilding the bottom masonry section of the dormer window. Replacing section of plaster to the top of the rendered section. Splice repairs to the timber mullions and replacement of the bott
N/92/00701/LBC - Listed building consent Decision - Approved Date: 26/7/1992 – REFURBISHMENT OF VACANT CORNERFLAT TO INCLUDE A NEW ROOM WITHIN THE WATER HOUSE/ ALTERATIONS TO INTERNAL PARTITIONS AND GENERAL REPAIRS REFURBISH FLAT/ALTERATIONS
N/11/02612/PRAP - Pre-Application enquiry Decision - Object Date: 21/9/2011 – Surfacing of an Existing Grassed Car Parking Area.
N/04/00768/TCA - Work to Trees in a Cons Area Decision - Approved Date: 10/5/2004 – TREE SURGERY
N/98/00629/LBC - Listed building consent Decision - Unknown Date: 30/4/1998 – ALTERATIONS TO ROOF/REMOVAL OF CORRUGATED IRON SHEETING &

CLADDING FROM GARDENERS STORE & REPLACE WITH SECOND HAND WELSH SLATE REPLACE ROOF
N/98/01924/LBC - Listed building consent Decision - Unknown Date: 11/12/1998 – INSTALLATION OF REPLACEMENT GAS FIRED BOILERS AND ASSOCIATED WORKS REPLACEMENT GAS BOILERS
N/07/01928/LBC - Listed building consent Decision - Approve with Conditions Date: 17/9/2007 – Repairs to Existing Earth Floor Coverings Within Cloister Rooms and Bakery
N/98/01959/LBC - Listed building consent Decision - Unknown Date: 3/11/1998 – PROVISION OF A PAIR OF GATES WITHIN ARCHED GATEWAY FROM DRIVE TO MAIN ABBEY ENTRANCE GATES
N/06/02054/TCA - Work to Trees in a Cons Area Decision - Approved Date: 20/10/2006 – Crown Reduction of Swamp Cypress Tree
N/08/02373/TCA - Work to Trees in a Cons Area Decision - Approved Date: 28/11/2008 – Fell 2 Robinia, 1 Siberian Crab Apple, 1 Cedar, 1 Holly and 2 Planes
N/00/01182/LBC - Listed building consent Decision - Approve with Conditions Date: 21/7/2000 – FIX CAST IRON GUTTERING
N/99/02969/LBC - Listed building consent Decision - Unknown Date: 25/2/2000 – ADDITION OF FRAME AND INNER DOORS IN FORMER OIL STORE; UNBLOCK OPENING BETWEEN NUNS KITCHEN AND SITING ROOM
N/03/02855/TCA - Work to Trees in a Cons Area Decision - Approved Date: 9/12/2003 – TREE FELLING AND SURGERY WORK
14/05541/FUL - Full planning permission Decision - Approve with Conditions Date: 3/9/2014 – Relocation of Vehicle Parking within Old Woodyard to Replace Existing Parking within Courtyard
N/04/00056/TCA - Work to Trees in a Cons Area Decision - Approved Date: 19/2/2004 – TREE SURGERY WORK
14/00008/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 28/1/2014 – Fell 1 Cedar
N/89/00106/TCA - Work to Trees in a Cons Area Decision - Approved Date: 1/3/1989 – TREE SURGERY WORK WITHIN LACOCK CONSERVATION AREA
13/04248/PREAPP - Pre-Application enquiry Decision - Pre-App Response Date: 4/10/2013 – Resubmission of Pre-app 12/03488/PRAP Redevelopment of Abbey Courtyard to Exclude Extension to Visitor Toilets and Conversion of Old Stables into Catering Facilities. Use of Old Woodyard as Parking Area for Vehicles Currently Parking in the Abbey Courtya
N/99/00498/LBC - Listed building consent Decision - Unknown Date: 27/4/1999 – INTERNAL AND EXTERNAL ALTERATIONS
N/97/01843/TCA - Work to Trees in a Cons Area Decision - Unknown Date: 6/10/1997 – TREE FELLING TREE FELLING
N/95/00388/TCA - Work to Trees in a Cons Area Decision - Approved Date: 24/4/1995 – TREE SURGERY TREE SURGERY
N/11/01568/PRAP - Pre-Application enquiry – Conservation of Wall painting
N/92/01823/LBC - Listed building consent Decision - Approved Date: 7/12/1992 – PROPOSED INSTALLATION OF PRIVATE RESIDENTIAL BATHROOM INSTALLATION OF BATHROOM

N/92/01988/LBC - Listed building consent Decision - Approved Date: 15/1/1993 – INTERNAL ALTERATIONS TO DOORS/PARTITIONS/CEILINGS AND INSULATION AS PART OF FIRE PRECAUTIONS WORK INTERNAL ALTERATIONS
N/12/00184/TCA - Work to Trees in a Cons Area Decision - Approved Date: 5/3/2012 – Works to Various Trees as Per Agents Schedule
N/94/01579/LBC - Listed building consent Decision - Approved Date: 31/10/1994 – ALTERATIONS TO FIRE DOORS AND TWO NEW ACCESS HATCHES ALTS TO FIRE DOORS & HATCHES
N/10/00365/TCA - Work to Trees in a Cons Area Decision - Approved Date: 24/3/2010 – Tree Surgery to 4 Willow Trees
N/01/02648/TCA - Work to Trees in a Cons Area Decision - Approved Date: 1/2/2002 – FELL ONE SILVER MAPLE
N/00/01376/TCA - Work to Trees in a Cons Area Decision - Approved Date: 24/7/2000 – TREE SURGERY COMPRISING DEAD WOODING, MAKING SAFE AND CROWN REDUCTION OF 10 NO MATURE TREES
N/11/01632/LBC - Listed building consent Decision - Refused Date: 13/7/2011 – Surfacing of an Existing Grassed Car Parking Area.
N/11/00076/TCA - Work to Trees in a Cons Area Decision - Approved Date: 24/2/2011 – Fell Horse Chestnut, 2 Yew Trees, 1 Ash & Holly, Crown Reduction to Beech Tree and Works to 3 Bay Trees and One Holly.
N/11/01655/FUL - Full planning permission Decision - Refused Date: 13/7/2011 – Surfacing of an Existing Grassed Parking Area
N/03/03051/LBC - Listed building consent Decision - Approve with Conditions Date: 30/1/2004 – RETAINING WALLS AND GRILLES TO ALLOW PERMANENT DISPLAY OF MONASTIC DRAIN
N/10/03093/PENQ - Pre-Application enquiry Decision - Pre-App Response Date: 20/8/2010 – Erect Ventilated Screen in front of Wall Painting of St Augustine
N/96/00123/FUL - Full planning permission Decision - Unknown Date: 19/4/1996 – INSTALLATION OF NEW WASTE TREATMENT PLANT WASTE TREATMENT PLANT
N/92/01452/LBC - Listed building consent Decision - Approved Date: 25/9/1992 – FIXING OF 7 CARVED STONE BEASTS ONTO THE PARAPET OF SHARINGTONS TOWER FIXING OF 7 STONE BEASTS
N/07/01224/TCA - Work to Trees in a Cons Area Decision - Approved Date: 4/7/2007 – Fell one yew tree
N/09/00881/TCA - Work to Trees in a Cons Area Decision - Approved Date: 2/7/2009 – Fell Beech & Cherry Trees
14/05161/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 24/6/2014 – Fell 1 Mulberry Tree
N/93/02202/TCA - Work to Trees in a Cons Area Decision - Approved Date: 27/1/1994 – TREE FELLING TREE FELLING
N/04/01905/TCA - Work to Trees in a Cons Area Decision - Approved Date: 9/8/2004 – REMOVE 2 PLUM TREES
N/06/01644/LBC - Listed building consent Decision - Approve with Conditions Date: 13/9/2006 – Install Latchway to Improve Safety of Access to Cloister Roof

N/07/00146/TCA - Work to Trees in a Cons Area Decision - Approved Date: 12/3/2007 – Tree Surgery Work and Felling
N/06/00582/TCA - Work to Trees in a Cons Area Decision - Approved Date: 9/5/2006 – Tree Surgery Work to Trees within the Grounds of Lacock Abbey
N/12/00721/PRAP - Pre-Application enquiry Decision - Pre-App Response Date: 10/5/2012 – Erection of free-standing screen to protect St Augustine wall painting in The Cloisters. Screen to be sited close to the wall and to include environmental monitoring and control.
N/05/01981/TCA - Work to Trees in a Cons Area Decision - Approved Date: 20/9/2005 – Tree Surgery and Felling Work to Various Sites
N/95/00416/LBC - Listed building consent Decision - Approved Date: 4/5/1995 – REMOVAL OF PARTITION WALL AND INSTALLATION OF BOILER AND HEATING SYSTEM TO GROUND FLOORFLAT AND FIRST FLOOR GUEST ROOMS ALTERATIONS/HEATING SYSTEM
N/97/01846/LBC - Listed building consent Decision - Unknown Date: 6/1/1998 – ALTERATIONS TO STORE ROOM IN STABLEBLOCK TO FORM OFFICE FOR NATIONAL TRUST CUSTODIAN AND REST ROOM FOR ROOM STEWARDS ALTERATIONS TO STABLEBLOCK
14/00514/PREAPP - Pre-Application enquiry Decision - Pre-App Response Date: 25/9/2014 – Redevelopment of Abbey Courtyard to include Extension to Visitors Toilets and Conversion of Old Stables into Catering Facilities. Use of Old Wood Yard as Parking Area
14/06065/DDD - Dead Die and Dangerous Decision - DD Decision Letter Date: 27/6/2014 – Fell 1 Robinia
14/05830/LBC - Listed building consent Decision - Withdrawn Date: 3/9/2014 – Relocation of Vehicle Parking within Old Woodyard to Replace Existing Parking within Courtyard
14/11717/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 13/1/2015 – Fell 8 Holly, 1 Horse Chestnut, 1 Twin Stem Sycamore, 2 Beech, 6 Sycamores, 10% Crown Reduction to 1 Beech and 1 Horse Chestnut, 20% Crown Reduction to 1 Robinia, Reduction to 2 Limbs of Acer by up to 6 Metre, and Up to 5 Metre Crown Reduction to 1 Judas
15/08997/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 13/10/2015 – Fell 2 Beech Trees and 1 Elder.
16/10014/FUL - Full planning permission Decision - Approve with Conditions Date: 4/1/2017 – Alteration of existing toilets on western side of the Abbey Courtyard and conversion of coach house to the south of the existing toilets to form larger toilet facilities.
16/10317/LBC - Listed building consent Decision - Approve with Conditions Date: 4/1/2017 – Alteration of existing toilets on western side of the Abbey Courtyard and conversion of coach house to the south of the existing toilets to form larger toilet facilities.
16/00579/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 16/2/2016 – Fell 3 Horse Chestnut Trees, 1 Ash Tree, 1 Sycamore Tree, 4 Hawthorn Trees, 1 Yew Tree and 1 Beech Tree.
17/05974/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 18/7/2017 – Fell 1 Twin-Stem Goat Willow, 2 Sycamore, 1 Ash and Group of Thorn

16/11558/FUL - Full planning permission Decision - Approve with Conditions Date: 2/3/2017 – Alterations to the stables in the ground floor of the Stables Courtyard at Lacock Abbey to create a tea room and to make a new refuse area to the rear of the existing visitor toilets (following enlargement of existing facilities).
16/11956/LBC - Listed building consent Decision - Approve with Conditions Date: 2/3/2017 – Alterations to the stables in the ground floor of the Stables Courtyard at Lacock Abbey to create a tea room and to make a new refuse area to the rear of the existing visitor toilets (following enlargement of existing facilities).
16/10186/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 16/11/2016 – See Work Schedule
17/07219/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 5/9/2017 – Crown Lift 3 Beech Trees to 5 Metres from Ground Level, Fell main Stem of Holly Tree, and Redcue Branches of Beech Tree Overhanging Wall by up to 6 Metres,
17/07231/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 5/9/2017 – Fell 1 Willow Tree
17/12332/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 16/1/2018 – Fell 4 Elder, a Group of 20 Blackthorn Suckers, 2 Prunus and 1 Sycamore
20/06223/CLPLB - Certificate of Lawfulness of Proposed Works to a listed building Decision - Approve Date: 24/9/2021 – To make the existing fire exit compliant with fire safety
19/11961/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 10/1/2020 – Crown Lift Beech Tree to 4 Metres from Ground Level
17/05484/DDD - Dead Die and Dangerous Decision - DD Decision Letter Date: 7/6/2017 – Fell 1 Dangerous Robinia
19/09665/DDD - Dead Die and Dangerous Decision - DD Decision Letter Date: 10/10/2019 – Fell 1 Dead Poplar Tree - leaning heavily, fell due to high risk of failure - could potentially send debris onto the pavement/road or cause secondary tree failure onto the pavement/road.
20/09157/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 27/1/2021 – Fell 1 Willow (T1), Fell 1 Elder (T12), Reduce Height of North Stem of Maple by 4 Metres and Extended Laterals by 2 Metres (T13), Fell 1 HOLLY Tree (T14), Fell 1 Hazel (T15), Fell Group of Dead Elm (T16)
20/01342/LBC - Listed building consent Decision - Withdrawn Date: 18/6/2020 – Apply Stabilising Coat to Earthen Floors to Cloisters.
19/03633/DOC - Approval of details reserved by a condition Decision - Withdrawn Date: 17/10/2019 – Discharge of condition 3 on 17/04729/FUL
19/10437/LBC - Listed building consent Decision - Approve with Conditions Date: 22/4/2020 – Structural Works to Turret, Including Replacement of Historic Timber Beams with new oak Beams.
16/06719/PREAPP - Pre-Application enquiry Decision - Pre-App Response Date: 2/9/2016 – Enlargement / Alteration to Exiting WC's and Provision of Tea Room to Stables within Lacock Abbey Courtyard
19/09149/FUL - Full planning permission Decision - Approve with Conditions Date: 14/1/2020 – Construct composting clamps from steel posts and timber railway sleepers,

including a lightly gravelled work area in front of the compost clamps and extend an existing track to connect to work area.
19/09255/LBC - Listed building consent Decision - Approve with Conditions Date: 17/12/2019 – Construct a 30 minute fire screen floor to ceiling. Including door, inside the ground floor store in the courtyard building under the cafeteria for fire safety purposes.
20/00803/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 22/4/2020 – Fell 1 Chestnut tree (T1)
20/00809/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 21/5/2020 – 1 Metre Crown Reduction to 3 Apple Trees (T1, T4 and T8) and 1 Cherry Tree (T2) Fell 3 Damson Trees (T3, T5 and T6) and 1 Ash (T9), Remove Small Branch from Laburnum Tree (T7)
20/00811/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 21/5/2020 – Crown Lift 5 Yew Trees, 1 Beech Tree, 1 Holly Tree and 1 Lime Tree (T1 - T8)
21/01057/LBC - Listed building consent Decision - Approve with Conditions Date: 12/8/2021 – Taking down and rebuilding the bottom masonry section of the dormer window. Replacing section of plaster to the top of the rendered section. Splice repairs to the timber mullions and replacement of the bottom timber rail. Replacement of a decorative timbe
19/11972/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 16/1/2020 – Fell 4 Apple Trees
18/00140/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 9/2/2018 – Fell 9 Silver Acer Trees and Coppice 4 portugal Laurens to up to 900mm Height
PL/2023/09842 - Approval of details reserved by a condition Decision - Partial Discharge of Condition(s) Date: 27/2/2024 – Discharge of Condition No 3 on PL/2023/05998 - Installation of conventional lightning protection system employing a Faraday Cage involving network of air terminations and down conductors over roofs and elevations.
PL/2022/07408 - Notification of proposed works to trees in a conservation area Decision - No Objection Date: 3/11/2022 – The Chestnut lost major limb in the early part of the summer this has left the tree unbalanced so the plan is to reduce the crown
PL/2022/07907 - Notification of proposed works to trees in a conservation area Decision - No Objection Date: 22/11/2022 – Judas tree on South Front of Lacock Abbey. Multiple branches over hanging border and lawns making tree unstable. Trunk of tree is vast and undermining the foundations and integrity of the 13th Century Abbey walls and foundations. We are seeking to f
PL/2022/08079 - Notification of proposed works to trees in a conservation area Decision - No Objection Date: 21/11/2022 – We have an overgrown and unsightly group of 12 x young Thuja Conifers forming an unattractive hedge along the end of the short driveway into the National Trust Estate yard. The tree trunks are all no wider in diameter than 8 inches at 4 ft high. We are s
PL/2022/08101 - Notification of proposed works to trees in a conservation area Decision - No Objection Date: 22/11/2022 – Tall Ash tree with a significant lean, root plate has lifted gradually over the past years that the tree has been monitored. The tree has signs of Ash Die Back with purple discoloration to the leaves. There are also signs monitored of ganaderma fungus. T
PL/2022/08556 - Dead Die and Dangerous Decision - No Objection Date: 3/11/2022 – Horse Chestnut tree - reduce crown away from Hither Way

ENQ/2022/01902 - PD Enquiries Decision - Pre-App Response Date: 5/12/2022 –
Proposed Installation of Non Permanent Internal Access Ramps/ Viewing Platforms

PL/2023/02254 - Notification of proposed works to trees in a conservation area Decision -
No Objection Date: 3/5/2023 – The tree is a relatively young walnut tree planted in the
Orchard at Lacock Abbey and is approx. 15 years old. We would like to fell and remove
the tree roots as walnut trees do not help establishment of apple trees in orchards and
we are replanting th

PL/2023/02765 - Notification of proposed works to trees in a conservation area Decision -
No Objection Date: 2/5/2023 – Walnut, Holme Oak and a small group of over mature
Portuguese laurel shrubs all about 20 years old that we are requesting to fell / remove.

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.

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 its setting or any features of special architectural and/or historic interest and the contribution to the Lacock Conservation area

CONSULTATION RESPONSES

Lacock Parish Council's At the meeting held on 8th Dec 2025 decision was to Support this Application.

Historic England provided a standard response received on 12th February 2026 as follows:

Thank you for your letter of 29 January 2026 regarding the above application for listed building consent.

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.

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.

No 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.

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 includes an Existing and Proposed Elevations and Roof Plans, Heritage Statement and Design and Access Statement.

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 Lacock Abbey Lacock is evidenced in the list description, and it has a combination of historic fabric and formal architectural interest, the setting of the neighbouring listed buildings. The use and the architectural interest of the building makes a positive contribution to the Lacock 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 previous pre application ENQ/2023/00981 Site: Lacock Abbey High Street Lacock Chippenham SN15 2LG was to carry out exploratory works to boiler flue and remove blockage, open up fireplaces internally to encourage drying out, improvement of the cowl system to prevent birds nesting, consult a heating engineer on best course of action for extraction of boiler gases, possibly installing a stainless steel liner.

This application comes out of this pre application advice which provided the following comments.

This pre application has been used to inform, and with site visit discussions to form a process with the knowledge and understanding of the Local Planning Authority to both investigate, identify and remove a blockage in the flue that carries the heating system for the main outbuildings at Lacock Abbey.

Lacock Abbey's gas heating system was turned off in April 2023 following the discovery that the flue was blocked with a birds nest causing condensed gases to permeate through the building resulting in water damage to the fabric.

Consultants Vitruvius Conservation's inspected the Boiler Flue and issued an Inspection Report (June 2023) that contained recommendations that the National Trust were seeking to inform the Local Planning Authority and gain authority to undertake namely:

- 1. Carry out exploratory works from an external scaffold to fully understand the internal construction and investigate the removal of the blockage;*
- 2. Open up the fireplaces internally to encourage drying out;*
- 3. Improvement of the cowl system to prevent birds from nesting and consider not using the hazardous masonry pillars/cowls;*
- 4. Consult a heating engineer on best course of action for extraction of boiler gases, possibly installing a stainless-steel liner.*

These investigative works included under the agreement of the Local Planning Authority for the opening up an area of about 50 cm by 50 cm to the back of the flue in the area identified through exploratory camera where the blockage has occurred. This opening up involved a small number of stone blocks being temporary removed and these are to be reinstated with appropriate lime mortar and plaster finish. The works of investigation to find the source of the damp problems and the works to resolve have been undertaken as an ongoing process of investigation during the life of the pre app process.

No formal Listed Building Consent was considered necessary in relation to the investigative works or the works to resolve the damp problems and redecorate and to instal a new flue liner to the existing flue. The pre app was kept open as a management tool and to allow a record of the repairs and consideration of the need for any further Listed Building Consents.

A stone cowl was removed from the chimney as part of the initial investigative works and Listed Building Consent will need to be submitted for the removal with justification and options for either leaving the stack without a cowl or alternative protection for bird and other debris from entering the chimney stack shaft /flue.

The works of investigation found the birds nest that was the source of the extensive damp problems and the works to remove this obstruction involve creating a small 50 cm x 50 cm opening in the side of the flue masonry that has been subsequently repaired along with associated decoration to other areas of water damaged fabric and finishes.

A new flue liner is to be installed for a new condensing boiler to replace the existing boilers. No formal Listed Building Consent is considered necessary in relation to the investigative works or the works to resolve the damp problems and redecorate and to instal a new flue liner to the existing flue.

The pre app was kept open as a management tool and to allow a record of the repairs and consideration of the need for any further Listed Building Consents. The works have not harmed the listed buildings and have enabled the identification and resolution of a damp penetration problem with minimal invasive works and the impacts have been neutral on the listed building fabric.

A Listed Building Consent will retrospectively be submitted for the removal of the former stone cowl to this stack including an appropriate justification.

This application is the retrospective application for the removal of masonry chimney capping and replacement with stainless steel flue liner and terminal it includes existing and proposed elevations (North Elevation of Courtyard) and related partial Roof plan to show the visible alteration relating to the removal of the previous stone chimney cap and the installation of a stainless steel flue terminal with a lime mortar flaunching.

The chimney cap was formed from short stone columns with a capstone which was placed on top. The construction was quite fragile and not compliant with the requirements of the new boiler and flue system.

Furthermore it did not provide an adequate level of bird protection.

On researching the provenance of the extant chimney capping, it has been identified that a 40-year period within which the cap was installed through the following evidence. Documents have been found from the early-mid 1950s relating to replacing the boiler and works to the chimney

flue but no direct mention of the cap. A photograph (photo 4) of the roof repairs being undertaken in the 1990s shows the cap in place.

The research concludes *'It seems likely therefore that the cap was installed in the mid-1950s when associated works were being undertaken, so we'd consider its removal to be of low impact to the significance of the heritage asset'*.

The minor works involved and impact from installing the cap has been assessed in the submitted Heritage Statement. *'The proposal is pragmatic and provides a visually modest solution for the future of the chimney stack. The removal of the (believed) 1950s chimney cap is seen to present a very low, arguably positive, improvement to the significance of the heritage asset.'*

I consider that the works to resolve the damp penetration and replace the boiler and flue has public and conservation benefits to the Lacock Abbey as a heritage asset. It enables preservation of fabric through resolving the damp penetration and ventilation issues and enabling the heating system to support the public benefits related to the visitors to the national important heritage asset managed by the National Trust who have managed these works.

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.

The overall impact of the proposals on the heritage asset is considered to be neutral. It enables preservation of fabric through resolving the damp penetration and ventilation issues and enabling the heating system to support the public benefits related to the visitors to the national important heritage asset. On this basis no specific justification is required however it is considered the works will assist in securing 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 years listed building consent and the plans list condition.