

PLANNING STATEMENT

The Old Court House. Court Street, Sherston. SN16 0LL

SE Architecture
March 2026

1. Introduction

This Planning Statement supports an application for Listed Building Consent for external repair and replacement works to The Old Court House, Sherston.

The proposals are conservation-led and comprise:

- Window 4: Install like-for-like replacement of bottom saw section and carry out like-for-like repairs
- Like-for-like repair of remaining timber windows
- Replacement of an asbestos rainwater downpipe with a cast-iron-effect downpipe. Carry out repairs to existing rainwater goods
- Structural repair and weatherproofing works to the front porch

The works are necessary to preserve the fabric of this Grade II* listed building and to secure its continued residential use. As such, remedial works on the porch were carried out on February 23rd, 2026 and works on window repairs are scheduled for March 16th. We consider these works necessary to prevent further deterioration to both porch and windows.

This statement incorporates a Design and Access Statement and a Heritage Impact Assessment.

2. Site and Heritage Context

The Old Court House occupies a prominent position near the centre of Sherston, with a raised principal elevation addressing Court Street and a return elevation to Cliff Road.

The building is listed Grade II*.

2.1 Statutory Listing Description

Historic England List Entry Number: 1023232
Grade II*

'SHERSTON COURT STREET ST 8485-8585 (south side) 8/99 Court House 12.12.51 GV II*

Section of former Court House, now house and village store. Probable C16 origin rebuilt in c1680, altered in the C19 and C20. Squared and coursed rubble rendered to north front with steeply pitched plain clay tile roof and 2 stone stacks, that to right with brick cap. L-shaped plan incorporating Nos 1 and 3 Cliff Road (q.v.). Two-storey, 5-bay range with 4-pane C19 sashes to ground floor 2 left bays and upper windows; large shop windows to remainder. Large, elegant shell hood on ornately carved brackets to doorway off-set to left, 2-leaf glazed door. Moulded plinth, coved cornice. East end wall has 2 glazed openings with blocked stone surrounds and 2 flush cambered-headed strainer arches above moulded first floor string course.

Interior. Ground floor room to left has late C17 plaster ceiling with central floral rose, moulded oval compartment and fig and oak leaf sprays in the 4 corners. Late C17 staircase with square newels and turned balusters, dado panelling and concealed C17 fireplace in first floor room to left. Evidence of further plaster ceiling now lost in ground floor shop. Vaulted lock-up in basement. C17 roof structure survives.

Listing NGR: ST8522785960'

The Grade II* designation reflects the building's exceptional architectural and historic significance, including its seventeenth-century interior features and prominent shell canopy to the principal elevation.

3. Design and Access Statement

3.1 Design Principles

The proposals are guided by established conservation principles:

- Minimum intervention
- Repair rather than replacement
- Like-for-like detailing and materials
- Retention of historic fabric wherever feasible
- Preservation of architectural character

There are no alterations to the building's form, scale, massing, layout or use. The works are limited to repair and necessary replacement.

3.2 Proposed Works

3.2.1 Window 4: Install like-for-like replacement of bottom sash section and carry out like-for-like repairs

The bottom sash section of Window 4 has deteriorated beyond practical repair due to timber decay. Its condition now risks further fabric loss and water ingress.

It is proposed to:

- Install a like-for-like painted timber sash section
- Match existing glazing bar proportions, section profiles and detailing

This is a conservation replacement rather than a design alteration.

3.2.2 Repair of Windows 1–3 and 5–17

The remaining timber sash windows will be retained and repaired. Works will include:

- Localised splice repairs to decayed timber
- Replacement of rotted cills and beading with matching profiles
- Overhaul of ironmongery and sash mechanisms

These works extend the life of historic fabric and prevent more extensive future replacement.

3.2.3 Replacement of Asbestos Downpipe. Carry out repairs to existing rainwater goods

The existing asbestos downpipe on the East elevation is inappropriate in material and appearance.

It is proposed to replace it with a black cast-iron-effect rainwater downpipe of traditional profile. This will improve the building's visual authenticity and remove an unsuitable modern material. Where necessary, carry out repairs to existing rainwater goods

3.2.4 Porch Repairs

The front porch has suffered deterioration including rotted timber, defective leadwork and water ingress.

The works include:

- Temporary propping
- Renewal of the right-hand wall plate
- Repair of rafter ends
- Replacement and extension of lead flashing to prevent water penetration
- Reinstatement of the existing lead dome
- Replacement of cement capping at wall junction
- Refixing of loose timber fascia

The distinctive shell canopy identified in the listing will be retained and conserved.

3.3 Access

There are no changes proposed to access arrangements.
The building will remain in residential use.

4. Heritage Impact Assessment

4.1 Significance

The building derives significance from:

- Its probable C16 origin and c1680 rebuilding
- Its historic function as a former Court House
- Its architectural composition and prominent shell canopy
- Surviving C17 interior features
- Its contribution to the character of Sherston

The principal elevation and porch canopy are of particular sensitivity.

4.2 Assessment of Impact

Window Sash Replacement

Replacement of a single deteriorated sash section of Window 4 on a like-for-like basis results in no harm to architectural character. It preserves the building's appearance and ensures continued weather tightness.

Window Repairs

Repair works retain historic fabric and extend service life.

Impact: Positive conservation benefit.

Downpipe Replacement and carrying out repairs to existing rainwater goods

Removal of asbestos rainwater goods and installation of a traditional cast-iron-effect profile represents a modest visual enhancement.

Impact: Minor positive enhancement.

Porch Repairs

The porch is explicitly referenced in the statutory listing as an "elegant shell hood on ornately carved brackets." The proposed works stabilise and conserve this feature, preventing further deterioration.

Impact: Clear heritage benefit.

4.3 Overall Heritage Conclusion

The proposals:

- Preserve the special architectural and historic interest of the building
- Prevent ongoing deterioration
- Retain historic fabric wherever possible
- Deliver modest enhancement through removal of inappropriate materials

There is no harm to the significance of this Grade II* listed building.

The statutory duty under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 has been fully considered. The desirability of preserving the building and its features of special interest has been given considerable weight.

5. Policy Context

The proposals accord with:

- The Planning (Listed Buildings and Conservation Areas) Act 1990
- Chapter 16 of the National Planning Policy Framework (Conserving and Enhancing the Historic Environment)
- Relevant heritage policies within the Wiltshire development plan

The NPPF requires great weight to be given to the conservation of designated heritage assets, particularly those of the highest significance such as Grade II* buildings. The proposals preserve significance and result in no harm.

6. Conclusion

This application seeks Listed Building Consent for essential repair and limited replacement works to a Grade II* listed building of considerable importance.

The works are:

- Conservation-led
- Minimal in scope
- Necessary for long-term preservation
- Beneficial to the building's fabric and appearance

The proposals preserve the special interest of The Old Court House and ensure its continued sustainable residential use.

Listed Building Consent is respectfully sought.