

Wiltshire Council Planning Consultation Response

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Officer's Name: Steven Sims
Officer's Title: Planning Officer

Application No: PL/2026/01464
Discharge of conditions 3 (Details of external materials) and 4 (Works to external windows or doors) of PL/2025/04983 - Conversion of existing house into two town houses (Resubmission of PL/2024/10934)
18 Fore Street, Westbury, BA13 3AX

Please find following comments in respect of the above application(s).

Recommendations:

	Comment
	Support in principle subject to amendments to the scheme (as set out below)
	Support subject to conditions (as set out below)
	Object (for reasons set out below)
X	No objections

Scope of comments: the following comments relate to the built historic environment.

Policy: 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. Sections 16 and 66 require that special regard be given to the desirability of preserving or enhancing 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.

The NPPF outlines government policy, including its policy 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 214-216 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 should 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.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

The Council's Core Strategy Policy CP58 '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."

Wiltshire Council's Core Strategy Policy CP57 '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.

Site and assets considered: The property is a Grade II listed building located within Westbury Conservation Area. The property also affects the setting of neighbouring listed buildings.

Proposal: The proposal seeks to convert the dwelling into two properties.

Relevant planning history: PL/2025/04716 and PL/2025/04938 - Conversion of existing house into two town houses (approved); PL/2024/10934 and PL/2024/10874 - Conversion of existing house into two town houses (refused); W/07/01397/FUL - Demolish roof on existing rear extension and construct new two way pitched roof to form a new first floor shower room and to convert existing ground floor shower to utility room (approve); W/07/01398/LBC - Internal and external alterations (approve); W/91/01070/LBC - Four replacement windows (approved); W/83/00333/FUL - Ground floor office accommodation and first floor flat (approve); W/82/00761/HIS - Change of use from residential to ground floor office with private flat above (approve).

Issues: impact on the listed building, impact on the setting of neighbouring listed buildings, impact on the conservation area.

Assessment: The property is a Grade II listed building located in Westbury Conservation Area, the property affects the setting of numerous neighbouring listed buildings.

The building is a two storey terraced property with two reception rooms, kitchen and utility on the ground floor and there bedrooms and bath room on the first floor. The building forms part of a combined listed with No's 14 and 16. The building is accessed directly off the pavement adjacent to Fore Street and has a large rear garden.

The listing was made in 1978 and was for Group Value. The property is described as rendered, with 2 ranges of windows, modern mullion and transom casements of wood, replacing former shop front. Cut stone brackets to moulded stone hoods, Central modern doorway with plain modern door. Little has altered at the property since the date of listing, apart from a replacement front door.

Condition 3 - No development shall commence on external elevations above ground floor slab level until the exact details and samples of the materials to be used for the external walls have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

Conservation comments: Details submitted are considered acceptable.

Condition 4 - No works shall commence on external windows or doors until details of all new external window and door joinery have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, method(s) of opening, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

Conservation comments: Details submitted are considered acceptable.