

CASE OFFICER'S REPORT

Application Reference:	PL/2025/09602
Application Type:	Listed building consent (Alt/Ext)
Consultation ends:	05 March 2026
Case officer:	Fiona Webb

Site Address:	75 Netherstreet, Bromham, Chippenham, SN15 2DW
Proposal:	Application for retention of change of finish to external window joinery and facias.
Recommendation:	Approve with Conditions

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. Section 16 requires 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.

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."

Historic England Advice Note 2 – Making changes to Heritage Assets illustrates the application of policies set out in the NPPF in determining applications for PP and LBC.

Site and assets considered: The property is a Grade II listed building.

Proposal: The proposal seeks consent for the retention of the change of finish to external window joinery and fascias.

Relevant planning history: K/40113/L - Internal alterations, new windows and doors, remove render, new pitched roof over existing flat roof (approve).

Issues: impact on the listed building.

Information considered/provided: 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. In this case, the application is accompanied by a “Design, Access and Heritage Statement” which provides sufficient information to understand the impact of the proposals and is proportionate to their scope. The requirements of the NPPF are therefore met in this respect.

However, 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.

Significance of assets and contribution of setting: The NPPF defines significance 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 assesses significance in a similar manner, referring to evidential, historic, aesthetic and communal values of a place.

In this case the significance of the building lies largely with its historic fabric and vernacular architecture - its form, layout and architectural expression/detailing and use of high-quality design materials which have significant aesthetic and architectural interest.

Assessment: The property is a Grade II listed timber-framed building, dating according to the official listing from the late 18th or early 19th Century. The main block is timber-framed. The framing is in-filled with brick of 2 main periods. The main roof is hipped, with a graduated stone slate covering.

The windows at the property are modern and none of the fenestration is original. In 2000 the house was completely restored from a severely dilapidated condition, involving the replacement of all the then existing windows and rearrangement of the window openings and replacement with modern sash windows.

The works have involved the sanding down and removal of a dark brown wood stain from all external windows and doors and replacement with a water based paint with a light green matt finish.

The paint has been applied solely to the modern window units and fascia boards: the 19thC front door having been similarly treated in order to establish a consistent aesthetic. The historic timber frame, jowled posts, and brick infill remain untouched.

There has been no loss of historic fabric through these works. The aesthetic and visual impact from the change from brown stain to light green matt paint is considered a visual enhancement and better compliments the character of the listed building providing a traditional joinery finish.

Summary & 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 impact of the proposals on heritage assets is neutral and the requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the application.

CONSULTATION RESPONSES:

Bromham Parish Council – support

REPRESENTATIONS:

One representation received – support and consider that the works have ‘improved the external appearance of the property’.

RECOMMENDATION:

Consent

REASON FOR GRANTING ~~PERMISSION~~/CONSENT/REFUSAL:

The proposed works would preserve the special historic interest of the heritage asset in accordance with Sections 16(2) of the Planning (Listed Building and Conservation Area) Act 1990 and NPPF section 16, because these works would have no overall detrimental impact on the historic fabric and would be of an appropriate colour and finish.

Conditions

- 1 The works hereby granted consent shall be carried out in accordance with the following approved plans and documents: Location Plan – dated 5/2/2026 Front of House Before Works Image - dated 10/12/2025 Side of House Before Works Image - dated 10/12/2025 Side of House Facing Road Before Works Image - dated 10/12/2025 Front of House After Works Image - dated 10/12/2025 Side of House After Works Image - dated 10/12/2025 Side of House Facing Road After Works Image - dated 10/12/2025 Rear of House After Works Image - dated 10/12/2025

REASON: For the avoidance of doubt and in the interests of the significance of the heritage assets and their setting.