

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/00190
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	15 High Street, Lacock, Chippenham, SN15 2LQ
DESCRIPTION OF WORKS:	Replacement external render and internal insulated partition.
RECOMMENDATION:	Approve

SITE DESCRIPTION/CONTEXT

No. 15 High Street Lacock is a corner property on the junction of High Street and West Street Lacock. It forms a terrace with No.s 16 and 17 and has origins in 16th century and 19th century. It is two storey with attic and built in rubble stone with stone slate roof. No. 15 has a gabled range fronting High Street with a front door recessed under exposed timber lintel and accessed up 4 steps from the pavement. The first floor bedroom has a 3 light cyma moulded mullion window with hoodmould. The return west side wall onto West Street has a large central outside stack, with two light casement windows to the left hand and a plastered upper floor to timber frame with small two light casement to right hand over a 16th century five light hollow moulded recessed mullion window.

The property is in a prominent corner position to the south west corner of the village and within the Conservation Area.

PROPOSAL

Replacement external render to first floor return (West) elevation and internal insulated partition.

RELEVANT PLANNING HISTORY

Proposal / Summary
20/01326/LBC - Listed building consent Decision - Approve with Conditions Date: 3/4/2020 – Proposed repair of structural defects to the property with insertion of stainless steel, chemical fixings and pinnings. To 'make good' internally and externally.
PL/2026/00190 - Listed building consent (Alt/Ext) – Replacement external render and internal insulated partition.

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).

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 Lacock Conservation Area

CONSULTATION RESPONSES

Lacock Parish Council responded in 11th February 2026 with No Objection

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 Existing and Proposed Block, Floor and Elevation Plans and a Design and Access, Heritage 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."

The significance of the No. 15 High Street is evidenced in the list description, and it has a combination of historic fabric and architectural interest, the setting of the neighbouring listed buildings and 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 dwelling is a rental property owned by the National Trust.

The proposed works are to the First Floor rendered timber frame section on the West Elevation referenced in the list description and corresponding first floor front bedroom

The cement render is in a state of disrepair with visible cracking in numerous locations and has potentially caused damage to the historic timber frame behind.

The cement render and the machine cut lathes were introduced in the mid-late 20th Century.

The timber frame wall would have originally been rendered with a lime-based render on riven lathe, allowing the wall to 'breathe' and any moisture within the building or the wall would be able to escape the wall externally.

The cement render has allowed the retaining moisture within the fabric and the lathes and timber frame behind are damp which gives cause that the historic timber frame will decay. Internally the finish appears to be rendered lathe.

The application includes a brief schedule of the works proposed:

- Remove existing sand and cement render. Retain all existing machined lathes that are salvageable.
- Inspect exposed timber frame and remove any rotten sections of timber, repair with oak, splice jointed to existing retained timber frame.
- Provide machined lathes to replace any damaged lathes.

- Provide external two coat lime putty render with added pozzolan (Argical) provided by Messrs Mike Wye or similar, to be applied directly to the existing lathes: Render coat: 1:2 ½ haired coat – 15mm thick Finish coat: 1:2 ½ unhaired coat – 10mm thick
- Provide insulated timber and plasterboard stud partition internally to improve the insulation of the bedroom.

The removal and replacement of the cement render with lime based render as described is considered a positive repair and will assist in preserving the fabric for the long term conservation benefit and will preserve the character and appearance of the Lacock Conservation Area.

The other part of the proposal is to introduce a stud partition wall set on the timber floorboards and not onto the internally visible sole plate to the rubble stone walling at the base of the timber framing. The room plan depth would decrease by approx. 220mm.

The current timber frame appears to have a cement render on lathes and plaster board internal lining giving a very thin external wall probably 100 mm thick. It is proposed to inset an insulated stud partition approx. 100 mm thick to the inside of the existing and visible sole plate to be finished in plaster board and skim to provide an improved thermal improvement for the bedroom without direct impact on the historic fabric.

There will be a very limited impact through the loss of the visibility of the sole plate, the introduction of a flush plasterboard and skim with paint finish stud wall and the minimal reduction in the plan form width by 220 mm of the bedroom dimension. These impacts are balanced against the benefit of improved thermal performance achieved without harm to significant fabric. This considered to outweigh any potential minor impact visual or plan form impact.

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 existing structure with traditional materials to allow the building to breathe as designed and will preserve the character and appearance of the Lacock Conservation Area.

In addition, thermal improvements internally to the corresponding bedroom with a new stud wall will help to secure the future stability of the building and facilitate the continued residential use.

RECOMMENDATION:

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