

CASE OFFICER'S REPORT

Application Reference:	PL/2026/00871
Application Type:	Listed building consent (Alt/Ext)
Consultation ends:	19 March 2026
Case officer:	Fiona Webb

Site Address:	25 St Martins, Marlborough, SN8 1AR
Proposal:	Replace the existing Front Door with a faithful copy of the existing.
Recommendation:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The property is a Grade II listed building located in Marlborough Conservation Area. It forms part of a terrace of listed buildings known as 24 – 28 Saint Martins. The building is designated for its special architectural and/or historic interest under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The list entry, for means of identification purposes only, provides the following description:

SAINT MARTINS 1. 5407 (North Side) Nos 24 to 28 (consec) SU 1969 1/91 II GV 2. C18. 2 storey. Brick. Old tile roofs. Early C19 casements and C19 sashes and plain doors. Nos 6 to 28 (consec) form a group.

PROPOSAL

The proposal seeks to replace the existing front door with a faithful copy of the existing.

RELEVANT PLANNING HISTORY

Proposal / Summary
K/54442/LBC - Listed building consent Decision - Approve with Conditions Date: 17/7/2006 – Replacement front door.
PL/2025/01522 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 8/4/2025 – Remove tiles, and carefully set aside for re-use, remove and dispose of existing felt & batten. Reuse existing plain tiles and replace any damaged tiles from local reclamation yard to ensure colour match or renew with handmade clay plain tile. (colour to
14/11581/FUL - Full planning permission Decision - Approve with Conditions Date: 2/2/2015 – Single storey rear extension & loft extension including two dormer windows and internal alterations
15/12253/FUL - Full planning permission Decision - Approve with Conditions Date: 7/2/2016 – Amendments to previously approved plans 14/11581/FUL including additional dormer to front elevation , change in roof coverings and additional areas of weather boarding.
17/05733/PREAPP - Pre-Application enquiry Decision - Pre-App Response Date: 4/9/2017 – Replace existing windows with like for like double glazed units
20/07688/FUL - Full planning permission Decision - Approve with Conditions Date: 18/11/2020 – Proposed alterations, extensions and associated works
E/2011/1030/FUL - Full planning permission Decision - Approve with Conditions Date: 29/9/2011 – Retrospective application for various external works to building.
E/2011/1032/LBC - Listed building consent Decision - Approve with Conditions Date: 29/9/2011 – Retrospective application for various internal and external works to building.
ENQ/2024/00129 - Pre-Application enquiry Decision - Pre-App Response Date: 8/11/2024 – Internal and external works to modernise house, including replacement of internal staircase and creation of new bathroom on first floor
K/54435/LBC - Listed building consent Decision - Approve with Conditions Date: 17/7/2006 – Replacement front door.
K/74/0394 - Full planning permission Decision - Approved Date: 4/7/1974 – Extension to existing bungalow.
K/75/0009/LB - Listed building consent Decision - Approve with Conditions Date: 10/4/1975 – Erection of single storey storey extension to kitchen
K/83/0217 - Full planning permission Decision - Approve with Conditions Date: 28/4/1983 – Garage and vehicular access
K/84/0310 - Full planning permission Decision - Approved Date: 22/5/1984 – Conservatory
PL/2024/05745 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 15/8/2024 – Proposed orangery on the footprint of previous collapsed outbuilding.
PL/2026/00871 - Listed building consent (Alt/Ext) – Replace the existing Front Door with a faithful copy of the existing.

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.

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.

CONSULTATION RESPONSES

Marlborough Town Council – 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. In this case, the application is accompanied by a “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 of the NPPF also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

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.”

Historic England further categorises significance into four key values:

- *Evidential* – the potential of the asset to yield evidence about past human activity.
- *Historic* – the ways in which the asset illustrates aspects of history.
- *Aesthetic* – the sensory and design qualities of the asset.
- *Communal* – the meanings and associations attached to the asset by people.

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

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No 25 is a modest two-storey house built in the 18th Century. It has a red brick façade to the front with a traditional clay pantile roof covering. No 25 and its neighbour, No 24, share several architectural similarities with one another in the size and shape of the windows and doors. No 24 is the larger of the two. Both have wooden rectangular framed sliding sash windows set in arched openings. The front doors are also similar in design style and construction. The two cottages share a common roof which differs in height and pitch from the neighbours on either side.

The proposal seeks to replace the existing front door with a faithful copy of the existing.

The front door was replaced 20 years ago – as was the neighbouring front door at No 24. These replacements took place under the previous ownership of No 24 and No 25. Whilst there is a weather bar the perimeter protection of door timbers is not as good as that provided by a conventionally framed external door leaf. Repairs to the two outer edge boards have taken place. The lack of frame and perimeter weathering have resulted in the door leaf deteriorating to the point being non-serviceable and requiring replacement. The main frame appears to be older than the

door leaf itself and remains in a useable and serviceable condition. The frame will be cleaned and re-painted as part of this exercise to improve its longevity.

Due to the modern nature of the door and the replication of the traditional design of the joinery, there is no impact on the significance of the designated heritage assets.

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.

As such, the impact of the proposals on the heritage assets will be 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.

RECOMMENDATION:

That Listed Building Consent be GRANTED, subject to the following conditions:

1. WM13 – Approved Plans:
2. WA5 – LBC Commence within 3 years

Conditions

- 1 The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The works hereby granted consent shall be carried out in accordance with the following approved plans and documents: Location Plan – dated 9/02/2026 Existing and Proposed Site Plan – dated 9/02/2026 Existing and Proposed Floor Plan – dated 9/02/2026 Existing and Proposed Door Details – dated 9/02/2026
REASON: For the avoidance of doubt and in the interests of the significance of the heritage assets and their setting.