

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/00658
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	National Trust, High Street, Stourton, Warminster, BA12 6QD
DESCRIPTION OF WORKS:	Estate Office - internal repairs to office wall and floor
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The Estate Office at Stourhead is a grade II listed building, listed in 1987. The list entry reads:

'Detached house, now estate office. Late C18. Dressed limestone, Welsh slate roof with coped verge to left and hip to right, rendered' stacks. Two-storey, 3-window south front. Entrance to left return. Central projecting bay with 3-light casement, 3-light casements to side bays and three to first floor, bay has parapet with pierced triangles, added by Colt Hoare c1800. Right return has 6-panelled doors and 3-light casement, 2-light and 3-light casements to first floor. Left return has half-glazed door in recessed porch, moulded architrave around opening, 3-light casements to ground and first floor. Rear has door with 4 fielded panels and integral transom light, C20 steel casements and C19 wooden casements. Interior has 6-panelled doors in panelled reveals. Possible that building originally consisted of L-plan or U-plan, rear filled-in. Known as the Cottage and occupied by the agent in C19, also lived in by the 6th Baronet, Henry Hoare and his wife, whilst Stourhead (q.v.) was being renovated and rebuilt following the fire of 1902. (K. Woodbridge, The Stourhead Landscape, 1982)'

And from the Vernacular Building Survey of 1987 (included in the Heritage statement):

'The building underwent alterations more than once in the C20th, in 1949 RWH Vallis B Arch FRIBA of Frome drew up plans for various minor alterations improving office space in the building. The building was then altered again in 1980 providing further accommodation for the Wessex Regional Office.'

It is adjacent to a terrace of three listed buildings, 87-89 High Street.

It is near to the grade II listed Spreadeagle Inn, the grade I listed Church of St Peter and the grade I 'Bristol High Cross'.

It is within the grade I registered landscape as well as the Stourton conservation area.

PROPOSAL

The proposals relate to the estate office and hallway which are likely to date from 1825 according to the applicant.

The Design, Access and Heritage statement says:

'The proposal is to carry out repairs to the ground floor in a rear office.... This floor has failed due to decay in the supporting sole plates and joists. The floorboards and joists were previously removed in the expectation of like-for-like repairs, but the extent of decay was found to be more extensive than expected'.

Detailed drawings have been supplied.

The approach is to install a new oak sole plate higher than the existing decayed sole plate so allowing for the timber studs to remain. This will mean minimal disruption to the brickwork and wall finishes.

A DPM will be installed under the sole plates.

The proposal is also to remove the cracked hearth stone (it has already been removed) and replace it with a new hearth stone.

The agent has confirmed that the new floor will sit at the same level as the 'existing' floor so there will be no adverse impact on skirting boards/architraves, bottom of fireplace surround etc.

The existing floorboards will be re-used, although due to their condition, there will likely only be enough for the hallway area. New floorboards will be laid in the office.

RELEVANT PLANNING HISTORY

Proposal / Summary
PL/2021/09365 - Notification of proposed works to trees in a conservation area Decision - No Objection Date: 9/11/2021 – Bay, Holly and Portuguese Laurel cover directly behind Estate Office, out of context, low amenity value, shading building and causing damage, fell and remove. either replant with low Cherry Laurel lawn or turf Large Western Red Cedar next to Spread Eagle
PN/2007/0006 - Unknown Decision - Approved Date: 10/4/2007 – DETERMINATION AS TO WHETHER PRIOR APPROVAL IS REQUIRED FOR THE SITING AND MEANS OF CONSTRUCTION OF A PRIVATE WAY
PN/2008/0018 - Unknown Decision - Approved Date: 26/6/2008 – TIMBER SHED FOR THE STORAGE OF EQUIPMENT
IN/2011/21261 - Invalid – Install wood burning stove in lecture room in stable block in existing fireplace and to re-instate chimney stack on roof
IN/2011/21262 - Invalid – Install wood burning stove in lecture hall in stable block in existing fireplace and re-instate chimney stack on roof
S/2011/0143 - Full planning permission Decision - Approve with Conditions Date: 24/3/2011 – Enclose existing plant sales area with glass roof and glazed frames
PD/2007/0756 - Pre-Application enquiry – INCREASE WEDDING CAPACITY FROM 12 TO 24 A YEAR
PD/2012/0005 - PD Enquiries – To upgrade gravel drives and public spaces by laying paving slabs/bricks to facilitate visitors around the estate
S/2009/0142 - Work to Trees in a Cons Area Decision - Approved Date: 9/3/2009 – 1 X HORSE CHESTNUT POLLARD. 1 X BEECH CROWN REDUCE BY UP TO 30%

PE/2012/0015 - Pre-Application enquiry – Relocation of local HQ to Stourhead Estate either by re-use, conversion extension or new build and the re-use of Eastliegh Court
S/1990/0243 - Full planning permission Decision - Approve with Conditions Date: 25/4/1990 – RECONSTRUCTION OF SEWAGE TREATMENT WORKS SERVING REGIONAL OFFICES, PH, CAFE, TOILETS
S/2012/0007 - Full planning permission Decision - Approve with Conditions Date: 23/2/2012 – Reinstate chimney stack
S/2012/0008 - Listed building consent Decision - Approve with Conditions Date: 23/2/2012 – Install wood burning stove in lecture room to stables in existing fireplace and re-instate chimney stack on roof
S/2008/1043 - Work to Trees in a Cons Area Decision - Approved Date: 22/7/2008 – FELL X3 SYCAMORE TREES, CROWN LIFT X3 SYCAMORE TREES BY 15%, REMOVAL OF X1 ASH TREE, REDUCE X1 HORNBEAM BY 15%, CROWN LIFT X2 HORSE CHESTNUTS BY 15%
S/2004/1570 - Work to Trees in a Cons Area Decision - Approved Date: 27/8/2004 – VARIOUS TREE WORKS TO INCLUDE THE FELLING OF 1 ASH 1 SYCAMORE AND 2 HORSECHESTNUTS AND THE RE-POLLARDING OF A LINE OF HORNBEAM
14/05575/FUL - Full planning permission Decision - Approve with Conditions Date: 31/7/2014 – Extension to south west and associated alterations to the Maddocks Room/Restaurant
S/2006/1334 - Full planning permission Decision - Approved Date: 24/8/2006 – IMPROVEMENTS TO VISITOR CAR PARK FACILITY NEW SURFACING TO CIRCULATION ROUTES GRAVEL PARKING BAYS AND PLANTING SCHEME
S/2007/0193 - Work to Trees in a Cons Area Decision - Approved Date: 2/3/2007 – FELL ONE ASH TREE
PE/2012/0195 - Pre-Application enquiry – Minor extension to the main visitors car park & improvement works to the overflow car park
S/2010/1862 - Work to Trees in a Cons Area Decision - Approved Date: 8/2/2011 – T1 Beech, fell, T2 Sycamore, fell, T3 Beech, fell, T4 Beech, fell, T5 3 x Sycamore, 1 x Ash and 5 x Holly, fell
17/03263/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 4/5/2017 – Sycamore T1, An overall crown reduction of the canopy (3-4m/20%) Beech Group T2- A group of 12-15 Beech trees -Crown lift these trees. Oak, T3. 2 over mature Oak trees in the garden. reduce them to prevent them falling over T4, 3 Beech trees to be re
16/11502/FUL - Full planning permission Decision - Approved Date: 30/1/2017 – Construct 2 sets of composting clamps adjacent the pump house bio-mass boiler.
16/11895/LBC - Listed building consent Decision - Withdrawn Date: 30/1/2017 – Construct 2 sets of composting clamps adjacent the pump house bio-mass boiler.
16/01945/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 11/4/2016 – Tree T1 is an Acer pseudoplatanus. The tree has a serious infection of Kretzschmaria deusta and is in danger of failing, the fungus is in an aggressive stage and this species of tree is susceptible to rapid decay from this fungus therefore we want to appl
19/12028/PREAPP - Pre-Application enquiry Decision - Pre-App Response Date: 2/3/2020 – Proposed carpark

15/12773/PREAPP - Pre-Application enquiry Decision - Withdrawn Date: 19/2/2016 – Installation of biomass renewable heating system including fuel store, hard vehicle access pathway and a heat main running approx 200m via a trenching route and following the building footprint of the estate.
18/00776/FUL - Full planning permission Decision - Approve with Conditions Date: 22/3/2018 – The National Trust wishes to replace an existing smaller timber shed, located 50m away, with a new larger timber shed for the purpose of storing materials, signs and traffic cones which are used for the management of the Stourhead Car Park.
13/06257/TCA - Work to Trees in a Cons Area Decision - Approve with Conditions Date: 22/1/2014 – Various tree works please see application form
17/11624/FUL - Full planning permission Decision - Approve with Conditions Date: 5/2/2018 – Alterations to the North Facade of the Car Park Restaurant Building
19/07285/PREAPP - Pre-Application enquiry Decision - Pre-App Response Date: 11/9/2019 – Temporary installation of additional catering facilities sited within the Top Courtyard at Stourhead. The event is operational from 29th Nov- 30th Dec 2019 and the installation will be in situ from 18th Nov 2019-7th Jan 2020
19/07291/PREAPP - Pre-Application enquiry Decision - Pre-App Response Date: 11/9/2019 – Temporary installation of additional catering facilities sited within the Spread Eagle Courtyard at Stourton. The event is operational from 29th Nov- 30th Dec 2019 and the installation will be in situ from 18th Nov 2019-7th Jan 2020
17/11188/FUL - Full planning permission Decision - Approve with Conditions Date: 2/2/2018 – Creation of new temporary storytelling hub located adjacent to a pathway leading away from visitor reception
19/11067/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 18/12/2019 – Quercus cerris (T1) - crown lift to allow light and air circulation to overshadowed Pear 'Vicar of Winkfield', a historic cultivar, and to facilitate access through this part of the Walled Garden.
19/09650/FUL - Full planning permission Decision - Approve with Conditions Date: 18/11/2019 – Proposed timber prefabricated hut
PL/2023/09895 - Notification of proposed works to trees in a conservation area Decision - No Objection Date: 20/12/2023 – Beech tree - Crown reduction 25%
PL/2023/10013 - Notification of proposed works to trees in a conservation area Decision - No Objection Date: 8/1/2024 – South Bank – East Side: T00132 Carpinus Betulus (pollard) Coppice. T00133 Carpinus Betulus (pollard) Coppice. T00134 Ilex Aquifolium (multi-stemmed) Remove/Fell to ground. South Bank – West Side: T00135 Fagus Sylvatica - Pollard. T00136 Carpinus Bet
PL/2024/00124 - Notification of proposed works to trees in a conservation area Decision - No Objection Date: 13/2/2024 – 1 The High Street, Stourton, Warminster, Wiltshire, BA12 6QF Reduction of two cherry trees in a residents property on the Stourhead Estate during this winter 2023/24. The first of these trees (Tag No 01023) in under overhead cables and would need to
PL/2022/09485 - Full planning permission Decision - Approve with Conditions Date: 20/2/2023 – Installation of additional signage, (free) parking ticket machines and dog waste bins at the National Trust King Alfred's Tower and Six Wells Valley visitor car parks on Tower Road.

PL/2023/00758 - Notification of proposed works to trees in a conservation area Decision - No Objection Date: 28/2/2023 – The proposal for works concerns the trees below (please see included map). Ash Tag no. 02268 – retain, climbing inspection and deadwood as required Beech Tag no. 00489 – retain- climbing inspection, deadwood and reduce any extended limbs roadside and

PL/2023/01825 - Full planning permission Decision - Approve with Conditions Date: 15/6/2023 – The proposal is for 32 new electrical vehicle charging points to be fitted in an existing carpark. The proposal also includes some new surfacing and drainage to the carpark.

PL/2022/04561 - Notification of proposed works to trees in a conservation area Decision - No Objection Date: 21/7/2022 – We are keen to undertake a sympathetic pruning of the Holm Oak Quercus ilex sited to the left of the Clock Tower Arch gateway onto the Stourhead drive as you look at the entrance. We would like to crown lift the very lower branches to improve visibility

PL/2022/06042 - Notification of proposed works to trees in a conservation area Decision - No Objection Date: 28/9/2022 – Fell 33 Ash trees In the main visitor car park We have surveyed 23 Ash trees in the car area 0702 50% Dieback 00703 50%+ Dieback 00705 50% Dieback 00706 60% Dieback 00715 55-50% Dieback 00717 50-60% Dieback 00718 70% Dieback Fell Main Highw

PL/2022/06290 - Full planning permission Decision - Approve with Conditions Date: 10/11/2022 – Temporary use of land for Christmas at Stourhead event 2022

PL/2023/04507 - Removal/variation of conditions Decision - Approve with Conditions Date: 26/7/2023 – Variation or removal of conditions 2, 3 and 6 of PL/2021/04336 (Natural play area).

PL/2023/07182 - Notification of proposed works to trees in a conservation area Decision - No Objection Date: 27/9/2023 – Please see accompanying description of works as 3000 characters is not enough to provide in depth details for this application of 42 trees

PL/2024/03646 - Notification of proposed works to trees in a conservation area Decision - No Objection Date: 28/5/2024 – Ash Tree ID number 02118 - fell

ENQ/2024/01128 - Pre-Application enquiry Decision - Pre-App Response Date: 4/11/2024 – At Stourhead we are planning to conserve and restore around 3km of the existing historical path network within the registered garden. Stourhead is a Grade I registered Georgian landscape, the path network is a key element of the historic design intent and

PL/2024/07590 - Notification of proposed works to trees in a conservation area Decision - No Objection Date: 24/9/2024 – All tree works as listed in attached Schedule

PL/2025/02042 - Notification of proposed works to trees in a conservation area Decision - No Objection Date: 24/3/2025 – Cherry Tree 1: removal Cherry Tree 2: removal Two Beech trees to be felled

PL/2025/02807 - Full planning permission Decision - Approve with Conditions Date: 21/5/2025 – Erection of a new shelter and replacement of external doors

PL/2025/05519 - Notification of proposed works to trees in a conservation area Decision - No Objection Date: 14/8/2025 – 00140 Metasequoia Glyptostroboidea - fell tree due to damage on base of tree and old split out leader. 00141 Sequoiadendron Giganteum - Deadwood crown and crown lift lower branches. 00142 Torreya Californica- Fell due to ill health, currently has full

PL/2025/05580 - Approval of details reserved by a condition Decision - Partial Discharge of Condition(s) Date: 20/8/2025 – Discharge of Condition 5 of PL/2025/01634 in Regards to a written programme of archaeological investigation
PL/2025/05746 - Notification of proposed works to trees in a conservation area Decision - No Objection Date: 14/8/2025 – T1 Beech - Reduce crown by 30%. T2 Ash - Fell.
ENQ/2025/01883 - Pre-Application enquiry Decision - Pre-App Response Date: 13/1/2026 – Construction and operation of a ground mounted solar PV array together with all associated works, ancillary infrastructure and equipment, landscaping, biodiversity improvements and access
PL/2026/00110 - Notification of proposed works to trees in a conservation area – T1 Prunus Avium - Remove lower limb. T2 Liriodendron Tulipifera - Remove. T3 Ilex Aquifolium - Remove. T4 Taxus Baccata - Remove.
18/10071/FUL - Full planning permission Decision - Approve with Conditions Date: 30/11/2018 – Remove 2 oil tanks associated pipework and oil fired boiler; install with concrete pad base, 2 x 16kw air source heat pumps with associated pipework and ASHP boiler unit; erect a wattle hurdle screen 3.7m long by 1.5m high.
PL/2023/07038 - Full planning permission Decision - Approve with Conditions Date: 10/10/2023 – Temporary use of land for Christmas at Stourhead event 2023
PL/2024/07030 - Full planning permission Decision - Approve with Conditions Date: 11/11/2024 – Temporary use of land to facilitate Christmas at Stourhead events 2024, 2025, and 2026
PL/2025/06753 - Approval of details reserved by a condition Decision - Partial Discharge of Condition(s) Date: 9/10/2025 – Partial discharge of condition 3 (details of all revised lighting installations) for the Christmas 2025/2026 of PL/2024/07030 - Temporary use of land to facilitate Christmas at Stourhead events 2024, 2025, and 2026
PL/2026/00658 - Listed building consent (Alt/Ext) – Estate Office - internal repairs to office wall and floor
S/80/0593 - Historic apps 1974 to 1983 Decision - Approve Date: 5/6/1980 – Conversion of roof space to provide additional office and storage areas

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.

CONSULTATION RESPONSES

Stourton with Gasper Parish Council: no comments received

REPRESENTATIONS

Internal works to Grade II

In accordance with the requirements of Section 5(3)(a) of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended) publicity is not required for listed building consent to carry out works affecting only the interior of a Grade II (unstarred) listed building.

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 was supported by a design, access and heritage statement as well as floorplans which was sufficient to understand the impact of the proposals on the significance of the listed building.

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.

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 so far as it relates to the existing proposals, the significance of the building lies largely with its

Its elevated position;

Its siting in relation to the RPG;

Its architectural treatment;
the use of local stone and natural slate;
Its floorplan;
Joinery elements;
Architectural, historic features such as fireplaces.

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.

Areas of the ground floor are in a poor condition and timbers have decayed. The hearth too had cracked beyond reasonable repair. The proposals will result in some harm as a result of historic fabric being removed (principally the original stone hearth), however, the introduction of new materials will be of an appropriate character and as such, will minimise the harm. Furthermore, the works will ensure the repair of the building and enable the building to continue to be used, which is ultimately in the best interests of the building. As such, the proposals are considered to be in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as core policy 58. In view of the works being internal, there would be no impact on either the Stourton conservation area, or the registered park and garden.

Impact on Ecology

While Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 do not explicitly reference protected species, Local Planning Authorities have a statutory duty to consider potential impacts on protected species when determining applications. This responsibility arises from broader environmental legislation and national planning policy, and must be taken into account where relevant.

		Y / N / NA
(a)	Does the site or proposed development possess/impact on any of the features where protected species are likely to be present	N/A

	(assessed against Natural England's standing advice) and where species are likely to be found?	
(b)	If yes, has a protected species survey been submitted?	
(c)	If yes, does the survey show a detailed consideration of ecological impacts, wildlife mitigation and the creation, restoration and enhancement of wildlife corridors to preserve and enhance biodiversity in accordance with the standing advice?	

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 considerable heritage benefits by virtue of the proposed investment in repair and upgrading/structural repair which will help to secure the future/stability of the building /via facilitating the optimum viable use.

RECOMMENDATION:

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

Standard 3 years

Approved plans

Salvaged floorboards in the hallway unless otherwise agreed.....

The new stone hearth will match the removed stone hearth in colour, size and geology