

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/00451
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Kitcheners Court, Hill Street, Trowbridge, BA14 8LA
DESCRIPTION OF WORKS:	Replacement of rear window, overhauling of roof, reparation/redecoration of windows/stonework, replacement of render.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

Kitchener's Court is an early C18 building, in use in the mid C20 at the time of listing (1950) as a public house and since converted into flats. The building is located on the roadside in a central location within the historic core of the town and within the designated Trowbridge Conservation Area. The application relates to the main range of the building, fronting the road. The list description reading as follows:

2. Early C18. Formerly called "King of Prussia" from the 7 years war. Once perhaps more than 1 dwelling. 3 storeys. Stone rendered. Projecting plinth, moulded string over ground and 1st floor windows. Moulded eaves cornice to tented double roman tile roof with crested ridge. Glazing bar sashes with brackets to cills, wooden on ground floor. 3 coupled windows and 3 single, alternating on upper floors. 3 coupled windows and 3 doors, alternating on ground floor. The left hand and central doors 6-panel, with upper panels glazed, the right hand door 4-panel. The central door in stone architrave with console brackets supporting cornice and segmental pediment. The outer doors in architraves with flat moulded stone heads lining with string, supported on stone scroll brackets. The 1st floor window in 3rd bay from right (over central door) has plain surround with cornice and pediment on console brackets. The return to Wicker Hill has same general design with gable, and 1 window. Glazing altered to ground floor windows. Gable lit attic to north. Single storey extension to west with modern bay on south side. 3 brick chimneys to rear, the central window with gable.

PROPOSAL

The proposals constitute a series of repair works to the main range which are listed in the application as including:

- Removal of cracked and damaged hard cement/sand render to south facing gable elevation and front facing east elevation and renewal in traditional breathable lime based render. Lime wash finish.
- External repairs to and redecoration of timber windows and joinery.
- Replacement of severely deteriorated stonework elements, stone windows cills, stone window mullions and surrounds with like-for-like stone masonry components. Localised masonry repairs and repointing using lime-based mortars.
- Repair and repainting cast iron rainwater goods in historically appropriate colours, ensuring water can discharge efficiently.
- Replace significantly deteriorated modern timber window to rear elevation as highlighted with new purpose made hardwood window – double glazed for thermal efficiency purposes.

RELEVANT PLANNING HISTORY

Proposal / Summary
W/02/00290/FUL - Full planning permission Decision - Refused Date: 2/5/2002 – Electronic security gate
W/02/00291/LBC - Listed building consent Decision - Approve with Conditions Date: 21/6/2002 – Electronic security gate
W/00/01881/LBC - Listed building consent Decision - Withdrawn Date: 30/1/2002 – Entrance gate
W/00/01882/FUL - Full planning permission Decision - Refused Date: 17/5/2001 – Entrance gate
W/98/00208/FUL - Full planning permission Decision - Refused Date: 13/5/1998 – Erection of entrance door to car park
W/98/00209/LBC - Listed building consent Decision - Refused Date: 13/5/1998 – Erect security gates
W/81/00068/HIS - Historic apps 1974 to 1983 Decision - Approve with Conditions Date: 17/3/1981 – Change of use from licensed premises to office premises
W/07/00985/PDENQ - PD Enquiries – Query regarding porch
W/82/00790/HIS - Historic apps 1974 to 1983 Decision - Approve with Conditions Date: 1/11/1982 – Conversion into six flats and builders merchants' showroom
W/82/00791/HIS - Historic apps 1974 to 1983 Decision - Approved Date: 1/11/1982 – Conversion of building into builders merchants' showroom and six flats
W/81/00121/HIS - Historic apps 1974 to 1983 Decision - Approve with Conditions Date: 17/3/1981 – Change of use from Public House to offices and lock-up licensed premises
W/81/00164/HIS - Historic apps 1974 to 1983 Decision - Approve with Conditions Date: 17/3/1981 – Change of use to offices and showroom
W/81/00165/HIS - Historic apps 1974 to 1983 Decision - Approve with Conditions Date: 17/3/1981 – Change of use to become offices and used for retail
W/87/00246/LBC - Listed building consent Decision - Approved Date: 7/4/1987 – Conversion of offices/showroom on ground floor into two self contained flats
W/83/00936/FUL - Full planning permission Decision - Approve with Conditions Date: 11/10/1983 – Extension to ground floor flat and formation of additional flat utilising old cellar building bed-sit to first floor omitted
W/87/00245/FUL - Full planning permission Decision - Approved Date: 7/4/1987 – Conversion of offices/showroom on ground floor into two self contained flats
W/83/00970/LBC - Listed building consent Decision - Approve with Conditions Date: 11/10/1983 – Extension to ground floor flat (flat 1) formation of ground floor flat (flat 2) in old cellar building omit first floor bed-sit
14/07929/FUL - Full planning permission Decision - Approve with Conditions Date: 19/2/2015 – Change of use of buildings from former car showroom/garage (Sui Generis Use) to a depot for storage/sales/MOTcentre and flexible A1-A5 use to ground floor and flexible A2/B1(a) use to first floor. Demolition of concrete portico to forecourt of building an

18/02679/FUL - Full planning permission Decision - Withdrawn Date: 18/6/2018 – Change of Use of buildings from former car showroom/garage (Sui Generis Use) to a depot for the storage, sales and fixing of motor parts and MOT Centre. Alterations and demolition to include demolition of concrete portico to forecourt of building and form
ENQ/2024/00384 - PD Enquiries – Installation of two extractor fans vent. Both vents to penetrate the roofline on back
ENQ/2025/00512 - PD Enquiries Decision - PP Required Date: – We are a Group PT business (Tribe Fitness Centre), looking to rent this premises from the landlord. We currently run Small Group PT sessions in at Unit 4 in Shails Lane, Riverway, Trowbridge. We are keen to move into this building as it's close by, and i
PL/2023/02463 - Full planning permission Decision - Approve with Conditions Date: 22/5/2024 – Change of use from retail (Class E) and garage (sui generis) to a mixed use comprising of ground floor retail and ancillary storage (Class E); 3no. offices (Class E) at first floor; with operational development comprising: rear first floor extension; sedu
PL/2024/09140 - Approval of details reserved by a condition Decision - Approve Date: – Discharge of conditions 5, 7 and 8 of PL/2023/02463 (ecology mitigation and enhancement, drainage strategy and schedule of materials)
PL/2025/04175 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 7/7/2025 – Proposed removal of paint from brickwork on front elevation and making good. Removal of modern plaster internally and making good.
PL/2025/05049 - Removal/variation of conditions Decision - Approve with Conditions Date: 14/8/2025 – Removal of condition 1 (time limit for implementation) and variation of condition 2 (approved plans) of PL/2023/02463, and amend conditions 5, 7 and 8 to become compliance conditions
PL/2026/00451 - Listed building consent (Alt/Ext) – Replacement of rear window, overhauling of roof, reparation/redecoration of windows/stonework, replacement of render.
W/03/01030/FUL - Full planning permission Decision - Approve with Conditions Date: 20/1/2004 – Proposed 9 flats by conversion and alteration of existing buildings
W/03/01032/LBC - Listed building consent Decision - Approve with Conditions Date: 20/1/2004 – Proposed 9 flats by conversion and alteration of existing buildings
W/04/00289/FUL - Full planning permission Decision - Approve with Conditions Date: 12/4/2005 – Alterations to form two additional flats
W/04/00290/LBC - Listed building consent Decision - Approve with Conditions Date: 8/4/2004 – Proposed alterations to form two additional flats
W/04/01209/FUL - Full planning permission Decision - Approve with Conditions Date: 3/10/2005 – Revised proposals to form three additional 1 bed flats
W/04/01210/LBC - Listed building consent Decision - Approve with Conditions Date: 12/5/2005 – Alterations to form three additional 1 bedroom flats
W/07/02324/FUL - Full planning permission Decision - Refused Date: 20/3/2009 – Demolition of existing motor dealership and workshop and redevelopment of site to provide 1 retail unit and 19 residential units including modifications to site access
W/07/02333/CON - Demolition in a conservation area Decision - Refused Date: 20/3/2009 – Demolition of existing motor dealership workshop buildings, covered parking

and canopy structure followed by site redevelopment to provide residential and retail mixed use development and modifications to existing access to highway
W/74/00043/ADV - Consent to display an advertisement Decision - Refused Date: 14/10/1974 – Three illuminated signs
W/89/01363/FUL - Full planning permission Decision - Approve with Conditions Date: 19/9/1989 – Demolition of existing walls and storage building, erection of temporary chain link fence, relocation of existing gates, temporary storage of materials in disused garage
W/96/00151/FUL - Full planning permission Decision - Withdrawn Date: 19/4/1996 – Change of use from builders merchants to social club/nightclub/public house/restaurants/rollerblade arena/creche and arts centre
W/96/00152/LBC - Listed building consent Decision - Withdrawn Date: 19/4/1996 – Change of use to social club, nightclub, rear staircase, extension to first floor and new doorway to cellar
W/96/00601/FUL - Full planning permission Decision - Approve with Conditions Date: 16/6/1997 – Change of use, alterations, highway works and parking to form social club/nightclub/public house/restaurant/function suite/rollerblade arena/creche/arts centre and take-away
W/96/00602/LBC - Listed building consent Decision - Approve with Conditions Date: 17/7/1997 – Rear staircase, extension to first floor, new external doorways and internal alterations
W/97/01184/FUL - Full planning permission Decision - Approve with Conditions Date: 10/11/1997 – Alterations to car park
W/99/00707/FUL - Full planning permission Decision - Approve with Conditions Date: 27/12/2000 – Conversion to 24 flats and use of roller blade arena as warehouse and shop
W/99/00708/LBC - Listed building consent Decision - Approve with Conditions Date: 27/12/2000 – Conversion, demolition and alteration of existing building to 24 single person starter flats
ENF/2023/00506 - Unauthorised addition of UVPC porches and windows - Kitcheners Court, Hill Street, Trowbridge, BA14 8LA – Conversion, demolition and alteration of existing building to 24 single person starter flats
17/01236/ENF - Untidy site - Section 215 - Town Bridge Stallard Street Trowbridge Wiltshire – Conversion, demolition and alteration of existing building to 24 single person starter flats
21/00031/ENF - Alleged damage being caused to listed wall - Former Town Bridge Garage Stallard Street Trowbridge Wiltshire – Conversion, demolition and alteration of existing building to 24 single person starter flats

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.

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).

Historic England's publication 'Traditional Windows – Their Care, Repair and Upgrading (2017)' encourages the retention of windows that contribute to the significance of listed buildings but sets also out their approach to the alteration/replacement of windows where this is acceptable in principle.

Historic England Advice Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency, provides advice in support of consistent decision making on approaches to improve the energy efficiency and support carbon reduction of historic buildings, whilst conserving their significance.

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

Historic England (full response available on the file) – We support the overall proposals but have concerns regarding the need for a trial of the render removal, the use of hand tools only for the render removal and reinstatement of the incised render detail as outlined above. We recommend that future proposals include the reinstatement of the historic doors and attic window if possible. Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Trowbridge 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 responses were received.

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 an appropriate Heritage statement and Design and Access Statement which provide sufficient information to allow understanding of the proposals and their specification.

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 the historic fabric and architecture of the frontage building - its form, layout and architectural expression/detailing and use of the typical local design and materials which have significant aesthetic and architectural interest and which contribute strongly to the character and appearance 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.

The principal proposal is for the removal of the existing cement render to the front face and gable and its replacement with a 3-coat lime render. The cement render is cracking and will be trapping water within the masonry walling and its removal and replacement with traditional breathable products will benefit the building. However, it is unclear at this stage how easily the render will be removed and, as requested by Historic England, the completion of a trial panel to gauge the impact on the underlying fabric is prudent. This has been discussed with the agent and a condition will be added to secure panel.

Historic England have also raised the need to ensure the reinstatement of the incising lining of the render to imitate ashlar which is characteristic of the period/construction and likely to reflect an historic finish for the building. Again, this has been discussed with the agent and will be secured via a condition.

Elsewhere, the proposed works generally constitute maintenance and relatively small scale repair (including some minor stone repair) specified to good conservation practice. The techniques and materials proposed are appropriate and there will be no loss of historic fabric involved.

The replacement of a single window in the rear elevation is also proposed. The existing is a modern, and inappropriately detailed, window and its replacement to an improved design which reflects the traditional window details whilst also incorporating double glazed units, meets with current guidance.

n.b HE's comments encouraging the reinstatement of the gable window and front elevation doors are noted but there is no mechanism for the local planning authority to insist on additional works to the building.

The works overall will have a positive impact resulting in heritage benefits by virtue of the proposed investment in general maintenance and repair which will help to secure the future of the building in support of its long-term conservation.

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 (assessed against Natural England's standing advice) and where species are likely to be found?	N/A
(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?	

Comments (if any): None

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).

On this occasion, the impact of the proposals on the host building will be neutral. There will be no loss of historic fabric and no harm will be caused and, on this basis, no specific justification is required. There will, however, be considerable heritage benefits by virtue of the proposed investment in general maintenance and repair which will help to secure the future of the building in support of its long-term conservation. 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:

Standard Time Limit**Plans List**

Design and Access Statement

Existing/Proposed Site Location Plan ref. 25-838 001

Dated 22 January 2026

Existing Block Plan ref. 25-838 003

Proposed Block Plan ref. 25-838 004

Repair and Maintenance – Front and Side Elevations including schedule of works
ref. 25-838 005

Repair and Maintenance - Rear Elevation including schedule of works
ref. 25-838 006

Window Details 25-838 009

Dated 9 February 2026

Schedule of Works

The works shall be carried out in strict accordance with the schedule of works indicated on the approved elevation plans.

REASON: in the interests of controlling the details of the works and preserving the historic fabric, character and appearance of the listed building and its setting.

Sample Panel for removal of render

Prior to the commencement of the approved works for removal of the existing cement render, a sample removal panel shall be completed for inspection by the local Planning Authority to allowing understanding of the impact on the underlying fabric (n.b. the works should be carried out using hand tools only to limit the damage to the historic fabric). The remainder of the specified render removal may then go ahead subject to approval in writing by the Local Planning Authority.

REASON: as the impact of the works is unknown at present, in the interests of preserving the historic fabric, character and appearance of the listed building and its setting.

Reinstatement of incised lined finish

Prior to the commencement of works to install the approved lime render finish, a photographic record of the incised lined finish shall be made which shall be used to inform the reinstatement of this detail following the completion of the rendering. The works may then go ahead and photographic evidence for the completion of the rendering, including the lined finish, shall be submitted to the Local Planning Authority for their approval within one month of the completion of the works.

REASON: in the interests of preserving the historic fabric, features and appearance of the listed building and its setting.