

Wiltshire Council Planning Consultation Response

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Application No: PL/2026/01898 and PL/2026/01924
Replacement of existing side/rear glazed extension
Linden Lodge, 75 Bath Road, Bradford On Avon, BA15 2PB

Please find following comments in respect of the above application(s).

Recommendations:

☐	Comment
☐	Support in principle subject to amendments to the scheme (as set out below)
☐	Support subject to conditions (as set out below)
☐	Object (for reasons set out below)
☒	No objections

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."

Wiltshire Council's Core Strategy Policy CP57 '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.

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. The adjacent gate piers and flanking walls are also listed Grade II.

Proposal: The proposal seeks the replacement of the existing side/rear glazed extension.

Relevant planning history: W/96/00347/FUL - Extension to dwelling, new driveway and double garage (approved); W/99/00629/FUL - Extension and internal alterations (approved); W/97/01484/FUL and W/97/01485/LBC - Extension to dwelling (approved); W/96/00348/LBC - Extension to dwelling (approved).

Issues: impact on the listed building, impact on the setting of neighbouring listed buildings.

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 applications are 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 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 architecture - its form, layout and architectural expression/detailing and use of high-quality design materials which have significant aesthetic and architectural interest.

Assessment: The building known as Lodge East South East of Frankleigh House, a Grade II listed former estate lodge of mid- to late-nineteenth century date. The gate piers and flanking walls immediately to the south east are also separately listed at Grade II and form part of the wider heritage significance of the site. The lodge is a building of clear architectural quality and historic interest, constructed in ashlar stone with steeply pitched stone-tiled roofs, gabled forms, stone detailing and a picturesque composition characteristic of a designed estate building rather than a purely utilitarian domestic structure. Although modest in scale, it is a building of considerable

character, whose significance derives not only from its fabric and detailing, but also from its function and legibility as part of the historic Frankleigh House estate.

The application relates to the removal of an existing later glazed extension and its replacement with a new extension on the same footprint.

The proposed replacement extension has been designed as a subordinate and clearly contemporary element, employing a restrained material palette and a simple architectural language that allows the original lodge to remain visually dominant and fully legible. In doing so, it avoids both undue assertiveness and inappropriate pastiche, and provides a more coherent and contextually appropriate response than the existing conservatory-style structure.

The proposals therefore preserve the significance of the listed building, preserve the contribution made by the associated listed structures, and preserve the wider group value of the Frankleigh House estate context. They represent a proportionate and conservation-led form of development in which change has been directed toward a part of the site of lesser heritage sensitivity, while the historic core and defining character of the designated asset remain intact.

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 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.