

CASE OFFICER'S REPORT

Application Reference:	PL/2026/00896
Application Type:	Listed building consent (Alt/Ext)
Consultation ends:	30 March 2026
Case officer:	Fiona Webb

Site Address:	The Old Rectory, Church Lane, Wingfield, Trowbridge, BA14 9LW
Proposal:	Essential roof structure repairs to north west road side paired gabled roofs, including associated repairs to roof covering, dormer window, new roof hatch and repairs to internal finishes
Recommendation:	Approve with Conditions

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 property also affects the setting of numerous other listed buildings in the locality.

Proposal: The proposal seeks roof structure repairs to the north west road side paired gabled roofs, including associated repairs to roof covering, dormer window, new roof hatch and repairs to internal finishes.

Relevant planning history: None

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 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 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.

The roof of the building has, however, been compromised by alterations using concrete tiles and non breathable membrane during the modern period.

Assessment: The Old Rectory is designated Grade II Listed, with date of listing 14-Jun-1988. The property dates from the late-C18, with later alterations and additions undertaken during the C19, C20 by the church and previous owner.

The building is generally of traditional construction with a mixture of old stone tile, slate and concrete tiled roof coverings with leaded parapets and hidden gutters under old rebuilt brickwork chimney stacks, and modern leaded flat roofs set over modern garden and entrance lobby additions. Modern patent glazed lantern lights are set over the garden room and back lobby flat roofs.

The proposal include:

- Careful removal of C20 concrete and stone tiled roof covering to the north west roadside paid gables to facilitate roof structure repairs,
- Undertaking localised repairs to the roof structure in accordance with structural engineers’ drawings and details,

- Reinstatement of the roof covering, with associated bat safe breathable roof membrane and stone tiled roof covering, making up missing areas of stone tiles with reclaimed or modern stone tiles to match existing,
- Repair and redecorate the existing boarded up dormer window to reinstate use,
- Associated internal works to facilitate safe access.

The proposal is to repair the roof structure in-situ, supporting the existing roof structure with steel brackets and bolted joints, retaining much of the original old timber structure as possible.

The work will also require the removal of the C20 concrete and old stone tiled roof covering and older style and damaged bitumen felt and C20 reinforced polythene sheet sarking felts, and reinstatement of modern bat-safe breathable sarking felt before reinstatement of the old stone tiles and tiles to make up to match existing.

The proposed repairs to the old north west roadside paired gabled roof structures are necessary now to protect the existing roof structure from further structure deformation and movement. The accredited structural engineer's report concludes:

It is understood that the intention is to maintain the roof structure in its current deformed condition. This should not be detrimental to the structural performance of the roof, subject to some additional, modern support provided, to compensate for the loss of integrity resulting from slippage of timbers off their wall pockets. In roof space A, a new timber purlin member should be provided to prop the common rafters on the RHS. An allowance should be made for the purlin to be spliced to enable installation in the tight space. Softwood packing to the underside of the deflected rafters will be necessary to facilitate the varying levels. Steel bracketry will also be needed, to ensure the ends of the new purlin are secured on the masonry wall, mitigating the risk of new slippage due to the existing shallow pockets. New horseshow steel brackets should also be provided to secure the ends of the existing timber members where necessary. To ensure adequate robustness is reinstated, allowance should be made for providing new softwood noggins fixed with woodscrews between all existing common rafters, existing and new purlins. The repair approach would be similar for roof space B. In this case the new purlin can be provided as single length thanks to easier construction access arrangements.

The work will protect the accommodation below the north west gabled roof range from further water penetration though C20 concrete tiled and rotten older style bitumen felts, which are subject to deterioration, and to prevent further internal damage to old painted

plaster and lining papered finishes and ultimately to prevent the risk of collapse on the roof structure.

The introduction of a new roof hatch to the bathroom will enable the inspection and future maintenance of the roof structure and void over the bathroom. The new roof hatch to be positioned discretely within the bathroom.

Old and damaged internal plaster ceiling and wall finishes will be repaired to match existing following completion of the roof structure repairs and a period of drying time.

The presence of bats and measures to safeguard them at the building is fully covered in the ecology report which has been submitted with the application. The measures suggested within the ecology report are acceptable to the Ecology Team and comply with legislation.

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.

CONSULTATION RESPONSES:

Wingfield Parish Council – no comments received

Ecology Team (1) – Objection Further Information Required: i) Clear details of works that will impact the roosts, and mitigation shown on plans; ii) Details of insulation – and any other relevant internal changes – proposed in void roosts

Ecology Team (2) - Their response is very helpful. Yes, that satisfies my concerns. I have no objection, subject to a compliance condition and informative.

REPRESENTATIONS:

None

RECOMMENDATION:

Consent

REASON FOR GRANTING PERMISSION/CONSENT/REFUSAL:

The proposed works would preserve the special historic interest of the heritage asset in accordance with Sections 16(2) of the Planning (Listed Building and Conservation Area) Act 1990 and NPPF section 16, because these works, subject to conditions, would have no overall detrimental impact on the historic fabric and would be of an appropriate design and material.

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 shall be carried out in accordance with the following approved plans and documents: Location Plan – dated 9/2/2026 Roof Plan, ref: 12676/9001/P1 - dated 9/2026 Roof Repair Details: ref: 12676/ 9002/P1 - dated 9/2/2026 Bat Mitigation Plan: ref: 18010/PO2 – dated 24/3/2026 REASON: For the avoidance of doubt and in the interests of the significance of the heritage assets and their setting.

3 The development will be carried out in strict accordance with the following documents:

- Section 3 of Ecological Impact Assessment, Tyler Grange, October 2025
- Bat Mitigation Plan, Tyler Grange, March 2026

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

Informative

4 Informative – bats:

The Old Rectory is used as a bat roost. Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution

under this legislation. The applicant is advised that a European Protected Species Licence will be required before any work is undertaken to implement this planning permission. Future works to the roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.