

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/01394
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Barton Steps, 5 Newtown, Bradford On Avon, BA15 1NF
DESCRIPTION OF WORKS:	Listed Building Consent application for change of materials to the new part of the roof as permitted by non-material amendment application (PL/2025/04064). No other changes to the original listed building consent or planning, are requested at this stage.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The property is a Grade II listed building located within Bradford on Avon Conservation Area. The property also affected the setting of neighbouring listed buildings.

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:

C17. Rubble, stone-tiled roof, 2 plain gables. Two-storey plus attics, 2 windows, wood-framed casements to attics, 2-light stone-mullioned casements to ground and 1st floors. Two-storey stone-tiled contiguous wing with one casement window per floor, square-headed door under wood lintel.

Nos 5 and 6 form a group with Nos 27 to 31 (consec) and wall Newtown and Nos 7 and 9 to 19 (consec) Barton Orchard, all the listed buildings in Church Street, The Chantry and Little Chantry, and the Catholic Church of St. Thomas More, Market Street.

PROPOSAL

The proposal seeks listed building consent for change of materials to the new part of the roof as permitted by non-material amendment application (PL/2025/04064). No other changes to the original listed building consent or planning, are requested at this stage.

RELEVANT PLANNING HISTORY

Proposal / Summary
W/04/01109/LBC - Listed building consent Decision - Approve with Conditions Date: 9/8/2004 – Remove and replace rotten window of timber construction with new handmade softwood window to match existing

W/04/00782/TCA - Work to Trees in a Cons Area Decision - Approved Date: 9/6/2004 – Fell Silver Birch tree
W/86/01195/LBC - Listed building consent Decision - Approved Date: 28/10/1986 – Enlargement of two windows on lower ground floor and replacement window involving removal of masonry infill
W/10/00724/PREAPP - Pre-Application enquiry Decision - West Historic PD/PREAPP response Date: 6/4/2010 – Various alterations to property
W/83/01032/CON - Demolition in a conservation area Decision - Approved Date: 8/11/1983 – Demolition of building
PL/2023/06403 - Notification of proposed works to trees in a conservation area Decision - No Objection Date: 2/9/2023 – T1 - Olive tree - reduce by 2.5m to maintain size
PL/2024/03209 STATUS: Closed DECISION: Approve DATED: 11 July 2024 – Extension to the lower ground floor of the existing house, internal alterations and recovering of the existing roof.
PL/2024/03429 STATUS: Closed DECISION: Approve with Conditions DATED: 11 July 2024 – Extension to the lower ground floor of the existing house, internal alterations and recovering of the existing roof.
ENQ/2024/00861 - Pre-Application enquiry Decision - Pre-App Response Date: 24/7/2024 – Proposed purchase of land directly opposite Barton Steps, 5 Newtown, BA15 1NF for use as domestic parking and a garden shed
PL/2024/09825 STATUS: Under Consultation DECISION: Approve DATED: – Discharge of conditions 4 (Samples), 5 (Rooflights) and 6 (Details of staircase) relating to application PL/2024/03429.
PL/2025/04064 STATUS: Closed DECISION: Approve with Conditions DATED: 19 December 2025 – Non Material Amendment to PL/2024/03209 to substitution of clay double Roman tiles to the proposed single storey side extension with a standing seam metal roof which can generate electricity
PL/2025/05987 - Notification of proposed works to trees in a conservation area Decision - No Objection Date: 20/8/2025 – T1 Olive tree - To reduce by .5-1m to clear the regrowth maintaining trees size in the garden.
14/05564/FUL STATUS: Closed DECISION: Approve with Conditions DATED: 31 July 2014 – Single storey side extension
14/05565/LBC STATUS: Closed DECISION: Approve with Conditions DATED: 31 July 2014 – Single storey side extension
PL/2021/07514 - Dead Die and Dangerous Decision - No Objection Date: 29/7/2021 – Remove all dead Ash trees & those in serious decline only
PL/2026/01394 STATUS: Under Consultation DECISION: Approve with Conditions DATED: – Listed Building Consent application for change of materials to the new part of the roof as permitted by non-material amendment application (PL/2025/04064). No other changes to the original listed building consent or planning, are requested at this stage.
W/12/00551/PREAPP STATUS: Closed DECISION: West Historic PD/PREAPP response DATED: 23 April 2012 – Two storey extension
W/12/01415/TEL - Telecommunications (Prior Approval) Decision - Approved Date: 3/9/2012 – Installation of 1 x BT DSLAM Cabinet

15/01198/ENF - Horizontal boarding not consistent with the permission/consent granted (14/05564/FUL) - 6 Newtown Bradford On Avon Wiltshire BA15 1NF – Installation of 1 x BT DSLAM Cabinet

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.

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).

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

Bradford on Avon Town Council - Town Council recommendation -No objection. This non-material amendment within this listed building application, makes a change of materials to the new part of the roof only. It replaces an approved material within the original application of double clay tiles with a material that is sustainable, in keeping with the natural environment and generates clean energy, benefitting the local environment.

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 of the NPPF 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 Design and Access and Heritage Statement. These include sufficient information and assessment of the significance of the building and the proposals are easily understood.

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.

The proposed work seeks consent for the substitution of the originally proposed material of clay double roman tiles to the proposed single story side extension with a sustainable, standing seam metal roof which can generate electricity.

The proposed reconfiguration would not affect the primary fabric of the external walls or the architectural character of the building or its surroundings; the proposed garden room would replicate adjoining buildings extant as recently as 1910.

There are no historic features that are affected by the construction of, or change in, roofing materials as part of this application. The roof will not be visible from the public highway. The solar roof materials resemble the look of zinc which has been used on two close by properties demonstrating an existing pattern of development within the local area.

CONCLUSION

This non-material amendment makes a change of materials to the new part of the roof only. It replaces an approved material within the original application of double clay tiles with a material that is sustainable, in keeping with the natural environment and generates clean energy, benefitting the local environment. There is no impact on the traditional walls or any other part of the listed building which is conserved and maintained. This is an external change only, that is shielded from public view and the view of the rest of the original building from the roadside. There is no harm to the historic features of the house or its character, or that of the local area.

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 impact of the proposals on the heritage assets will be largely neutral taking into account the situation established by the previous grant of consent. The requirements of current conservation legislation, policy or guidance are considered to be met and the application is therefore recommended for approval.

RECOMMENDATION:

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

1. WA5 – LBC Commence within 3 years

2. WM13 – Approved Plans:

Location Plan, ref: CAD 2090-000 – dated 2/03/2026

Site Plan, ref: CAD 2090-003 – dated 2/03/2026

Proposed Elevation, ref CAD 2090-411C - dated 2/03/2026

Existing Elevations, ref: CAD 2090-001 – dated 2/03/2026