

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/01679
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Tudor House, Horton, Devizes, SN10 3NB
DESCRIPTION OF WORKS:	Installation of through floor lift
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The property is a Grade II listed building . The property also affects the setting of neighbouring listed buildings although on this occasion this is not an issue as the works relate to the interior of the building only.

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:

House. Late C16-early C17. Timber framed with whitewashed wattle and daub and brick infilling. Brick sill and thatched roof. Single storey and attics, 3½ bays. Lobby entry plan with entrance to half bay between bays 2 and 3, the latter with a later C17 two- bay rear wing. Framing 3 panels high with ogee corner braces. Door boarded with pent stone-tiled porch. Moulded 5-light canted oriel windows on single carved brackets, and tiled roofs. Small diamond glazing. Windows 3-light to end bay and gable. Upper windows in bays 2 and 3 within raised gables. Two flush dormers to rear. Thatch peaked at gables and central brick stack. Lean-to clasping rear wing, boarded, with Bridgewater tiled roof. Interior has later stair in lobby. Bay 3, original parlour, has moulded cross ceiling beams and chalkstone fireplace with timber fire beam, and smoking chamber centrally at rear. Original hall in bay 2 has similar fireplace with side oven, and third bread oven in same stack opens off entrance lobby. Smaller fireplace to chamber over parlour, now divided as access to rear wing. Central half-bay windbraced. Rear wing has chamfered cross beams with pyramid bar stops, and carved circular motif at intersection.

PROPOSAL

The proposal seeks listed building consent for the installation of through floor lift.

RELEVANT PLANNING HISTORY

Proposal / Summary
K/33977/L - Listed building consent Decision - Approve with Conditions Date: 4/4/1997 – Reinstate rear staircase.
K/33997/L - Listed building consent Decision - Approve with Conditions Date: 4/4/1997 – To insert patio doors to rear wall of kitchen.

K/34018/L - Listed building consent Decision - Refused Date: 11/4/1997 – Paint timber clad lean-to at rear white.
K/34019/L - Listed building consent Decision - Approve with Conditions Date: 4/4/1997 – Insert window to rear wall of Reception 3.
K/34043/L - Listed building consent Decision - Approve with Conditions Date: 4/4/1997 – To demolish former lean-to conservatory, make good and replace paving next to house with gravel bed.
K/76/0184 - Full planning permission Decision - Refused Date: 20/5/1976 – Conversion of two cottages into one and extension to dwelling
K/34397 - Full planning permission Decision - Refused Date: 5/8/1997 – Reinstatement of vehicular access, new hardstanding and turning area, re-siting of gate and erection of detached double garage.
K/34444/L - Listed building consent Decision - Refused Date: 21/7/1997 – To remove modern bannisters and level irregular and dangerous floor area above modern staircase.
K/34445/L - Listed building consent Decision - Refused Date: 21/7/1997 – To construct new staircase in reception 2, to allow direct access to bedrooms and improved emergency egress (in case of fire etc)
K/84/1018/LB - Listed building consent Decision - Approve with Conditions Date: 30/1/1985 – Conservatory extension
K/45188/L - Listed building consent Decision - Approve with Conditions Date: 12/5/2003 – The re-thatching of cottage with long straw, in traditional Wiltshire style
K/76/0762 - Full planning permission Decision - Approve with Conditions Date: 24/2/1977 – Extension and alterations of cottage
16/00991/PREAPP - Pre-Application enquiry Decision - Pre-App Response Date: 1/3/2016 – Single storey rear extension
K/13811 - Full planning permission Decision - Refused Date: 20/6/1989 – ERECTION OF WORKSHOP EXTENSION.
K/16573 - Full planning permission Decision - Approve with Conditions Date: 13/11/1990 – CHANGE OF USE FROM ESTATE/BUILDERS YARD TO OFFICE/WAREHOUSE
K/17690 - Full planning permission Decision - Refused Date: 12/8/1991 – CHANGE OF USE FROM WAREHOUSE/OFFICE TO RESIDENTIAL
K/19194 - Full planning permission Decision - Refused Date: 11/8/1992 – CHANGE OF USE FROM WAREHOUSE/OFFICE TO RESIDENTIAL
K/21367 - Full planning permission Decision - Refused Date: 28/4/1994 – CHANGE OF USE FROM WAREHOUSE/OFFICE TO RESIDENTIAL
K/33586 - Full planning permission Decision - Approve with Conditions Date: 9/1/1997 – Change of use and extension to form dwelling, variation of application K/21367 previously allowed
K/35543 - Full planning permission Decision - Approve with Conditions Date: 9/4/1998 – The erection of a double garage.
K/56561/F - Full planning permission Decision - Approve with Conditions Date: 27/6/2007 – Extension forming ensuite shower
PL/2026/01679 - Listed building consent (Alt/Ext) – Installation of through floor lift

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.

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.

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 any features of special architectural and/or historic interest.

CONSULTATION RESPONSES

Bishops Cannings Parish Council: Support this application.

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 and none has therefore been undertaken.

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 a short Planning Statement which includes a Heritage section. Whilst this is very brief and includes limited information or assessment of the significance of the building, the proposals are easily understood.

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 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 interior retains a good amount of historic timber frame, although in the western section of the building floor joists and floor boarding are modern due to a partial collapse.

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 proposal seeks listed building consent for the installation of through floor lift.

Part of the western section of the building has clearly gone through some decay or collapse since floor joists, ceilings and plaster are modern fabric. This area has therefore been chosen for the installation of the lift in order to minimise the impact on historic fabric as well as the visual and physical impact to the two rooms concerned and to provide maximum convenience to the user.

The proposed works would involve creating a new opening within the first floor to allow the lift to be installed in the Ground Floor Dining room, rising to the First-Floor Master bedroom. The proposals would involve cutting and re-supporting the existing joists to the bedroom floor with new timbers, which would be positioned between the 2 structural elements which will have load bearing capabilities. The proposed lift would not apply any additional load to first floor, and the opening would measure around 0.8m x 1.0m. The orientation of the opening would mean that only 2 joists would need to be cut and re-supported by new timber trimmers running between the two new main timbers which would be supported at both ends.

The owners have considered an alternative option of utilising the existing main stairs in the building for the proposed lift. However, the width and curved nature of the staircase would make it difficult for visitors not requiring a stair lift to manoeuvre around its apparatus safely. The current staircase is also too steep and narrow to accommodate a stair lift.

It is recognised in conservation terms that a lift of this nature and location would be an incongruous feature in a timber frame listed building. However, given the minimal loss of historic fabric, the temporary and reversible nature of this proposal and the limited impact on the heritage asset's significance, in this particularly instance this proposal is supported in order to assist the applicants wish to stay in their current home.

A condition has however been attached to this application requiring the removal of this equipment and making good the fabric of the property to the LPA's satisfaction within three months of the current owners either no longer requiring the lift or no longer residing at the property.

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 impact of the proposals on the heritage asset will be largely neutral taking into account that only existing modern fabric proposed for removal and that the installation will be strictly temporary. On this basis no specific justification is required but it is also considered the works will provide some benefit in assisting the current owners to remain in the listed building, securing the continuing use of a heritage asset in support of its long-term conservation. 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 and Block Plan, ref: DODD DEVIZES-A3 LOC PLAN.pdf – dated 12/03/2026

Survey and Photographs, ref: survey and photographs_DODD-SN10 3NB-2603101407.pdf – dated 12/03/2026

Existing and Proposed Plans, ref: DODD DEVIZES-A1 PLANNING 1.pdf – dated 12/03/2026

First Floor Trimming Details - dated 30/03/2026

3. Prior to the commencement of development, full details of the structural design and construction of the proposed stair lift pod shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out strictly in accordance with the approved details.

Reason:

To ensure that the proposed stair lift pod is structurally sound and appropriately designed, and to safeguard the special character of the building.

4. Within three months of the current owners either no longer requiring the lift or living at the property the lift shall be removed from the building and the works made good to match the existing in full accordance with the approved details subject to the LPA's satisfaction.

REASON: To remedy the impact caused by the works to the listed building without undue delay and within a reasonable period.