

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/01584
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Bradford On Avon Railway Station, Station Approach, Bradford On Avon, BA15 1DF
DESCRIPTION OF WORKS:	Replacement of internal and external signage throughout the station
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

Bradford on Avon Station comprises of two listed building, the North Platform Building, and the South Platform Building. Both are located within Bradford on Avon Conservation Area.

The buildings are designated for their 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:

North Platform Building:

Railway station building. 1848 for Wiltshire, Somerset and Weymouth Railway. Bath stone ashlar with stone-coped Welsh slate roof and brick ridge stack with diagonally-set flue. T-plan with east (left) cross wing. Tudor Gothic style. One storey. Gable-facing to left has 3-light chamfered stone-mullioned and transomed window; on right is similar window in canted bay flanked by chamfered 4-centred architraves; decorative cast-iron brackets to mid C20 replacement canopy continued around left return. Other elevations in similar style with similar brackets to flat hood over booking hall doorway. Interior not inspected but noted as having retained original features including moulded cornices. History: the station was opened in 1857, the delay in laying track from Trowbridge being caused by the crash of 1848. One of two buildings which comprise a good "Brunel-type" group.

South Platform Building:

Railway station building. 1848 for Wiltshire, Somerset and Weymouth Railway. Bath stone ashlar with stone-coped Welsh slate roof and stone rear lateral stack. Rectangular plan. Tudor Gothic style. One storey. South elevation has raised quoins to returns and to former open-fronted waiting room; decorative cast-iron brackets to flat canopy with fret-cut hood. Boarded canted bay window to west (left-hand) return and 2 panelled doors set in chamfered 4-centred architraves to right return; chamfered mullioned and transomed windows to rear (north) elevation. Interior not inspected. One of two buildings which comprise a good "Brunel-type" group.

PROPOSAL

The proposal seeks listed building consent for the replacement of internal and external signage throughout the station.

RELEVANT PLANNING HISTORY

Proposal / Summary
PL/2021/07406 - Certificate of Lawfulness of Proposed Works to a listed building Decision - Approve Date: 15/9/2021 – Relocation of existing bench and addition of two heritage benches
PL/2021/10118 - Full planning permission Decision - Approve with Conditions Date: 31/3/2022 – Full restoration of the footbridge at Bradford-on-Avon Station, including the reinstatement of the original canopy on the footbridge.
W/98/01765/LBC - Listed building consent Decision - Approve with Conditions Date: 27/1/1999 – Platform 2 - extend canopy repair and replace original design chimneys; Platform 1 - removal of glazed screen and form new openings and glazing repairs to windows
W/10/03152/LBC - Listed building consent Decision - Approved Date: 29/11/2010 – Replacement of railway PA speakers and associated works
W/06/03619/TCA - Work to Trees in a Cons Area Decision - Approved Date: 3/1/2007 – Fell Elder, and general pruning of Hazel, Laurel and Sycamore
W/02/01447/LBC - Listed building consent Decision - Withdrawn Date: 24/4/2003 – Installation of unisex disabled toilet facilities
W/06/02257/PDENQ - PD Enquiries – Proposed vending machine
W/96/01172/TCA - Work to Trees in a Cons Area Decision - Approve with Conditions Date: 2/10/1996 – Fell four Sycamore trees
W/08/01214/PREAPP - Pre-Application enquiry – Proposed repainting
W/11/01038/LBC - Listed building consent Decision - Approve with Conditions Date: 6/5/2011 – Amendment to gallows post design approved under application ref W/10/03152/LBC ; amendment to mounting style of 3 line NTI 001 ; new equipment cabinet in ticket office storage room
W/09/02310/PDENQ - PD Enquiries Decision - West Historic PD/PREAPP response Date: 4/9/2009 – Installation of help points
W/09/02711/LBC - Listed building consent Decision - Approved Date: 30/10/2009 – Installation of one wall mounted information panel, projecting sign and aerial and one pole mounted information panel and sign
W/96/00706/FUL - Full planning permission Decision - Approve with Conditions Date: 24/7/1996 – Provision of security camera in car park
W/10/01387/PREAPP - Pre-Application enquiry Decision - West Historic PD/PREAPP response Date: 2/6/2010 – Relocation of access to railway station
15/02955/PREAPP - Pre-Application enquiry Decision - Pre-App Response Date: 2/6/2015 – Creation of a small cafe inside the waiting room of the existing station building
16/10395/LBC - Listed building consent Decision - Approve with Conditions Date: 26/1/2017 – Attachment of green information plaque to external wall
17/02923/LBC - Listed building consent Decision - Approve with Conditions Date: 6/7/2017 – Creation of small cafe
16/10333/LBC - Listed building consent Decision - Approve with Conditions Date: 2/12/2016 – Make alterations and extend platform 2 including lighting, drainage and fencing.

17/05626/LBC - Listed building consent Decision - Approve with Conditions Date: 22/2/2018 – Installation of fourteen additional CCTV cameras to supplement the existing Station Information & Security Systems (SISS) to include associated new containment where required and making good as appropriate.
20/04823/LBC - Listed building consent Decision - Withdrawn Date: 10/8/2020 – The proposed works comprise full restoration of the footbridge at Bradford-on-Avon Station, including the reinstatement of the original canopy on the footbridge. Whilst the footbridge itself isn't a listed structure, it sits within the curtilage of platfo
20/10537/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 6/1/2021 – Sycamore - fell to ground level Ash - fell to ground level
W/96/01533/TCA - Work to Trees in a Cons Area Decision - Approved Date: 6/1/1997 – Works To Trees
20/09169/UN - Full planning permission Decision - Withdrawn Date: 20/10/2020 – Canopy repair works
20/08652/LBC - Listed building consent Decision - Approve with Conditions Date: 23/11/2020 – Canopy repair works
18/10156/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 20/11/2018 – Boundary trees to be pruned back 1.5m from adjacent properties & railway buildings & endweight reduction of over extended laterals by 1.5m
17/10176/UN - Unknown – Make alterations and extend platform 2, including lighting, drainage and fencing
17/10128/LBC - Listed building consent Decision - Approve with Conditions Date: 13/12/2017 – Make alterations and extend platform 2, including lighting, drainage and fencing
15/09303/LBC - Listed building consent Decision - Approve with Conditions Date: 18/11/2015 – Removal of existing ticket screen and counter and replace with new tick screen and dual height customer counter. Adaptations to existing staff work surfacing. Removal and replacement of external canopy to improve access and aesthetics.
PL/2021/05073 - Notification of proposed works to trees in a conservation area Decision - No Objection Date: 11/6/2021 – Cypress Fell
ENQ/2024/00336 - Pre-Application enquiry Decision - PP Not Required Date: – Defibrillator device to be installed at Bradford On Avon Railway Station
PL/2024/09926 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 15/1/2025 – Proposed redecoration (repainting) of station buildings, platforms and connecting footbridge due to required maintenance. Reinstate missing moulding in the main entrance canopy on the North Platform building. Replace a non-original door on the North platf
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/2026/01584 - Listed building consent (Alt/Ext) – Replacement signage
W/04/01822/FUL - Full planning permission Decision - Withdrawn Date: 10/1/2005 – Demolition of existing garage buildings and construction of 22 live/work units
W/04/01823/CON - Demolition in a conservation area Decision - Withdrawn Date: 10/1/2005 – Demolition of all existing garage buildings and adjoining residential property

W/05/00723/FUL - Full planning permission Decision - Approve with Conditions Date: 27/3/2006 – Demolition of existing garage buildings and the proposed construction of mixed use development scheme comprising 1,430 sqm of office space and 23 residential dwellings
W/05/00725/CON - Demolition in a conservation area Decision - Approve with Conditions Date: 8/12/2005 – Demolition of all existing garage buildings and adjoining properties
W/09/03645/PDENQ - PD Enquiries Decision - West Historic PD/PREAPP response Date: 8/1/2010 – Proposed disabled ramp
W/10/01880/PDENQ - PD Enquiries Decision - West Historic PD/PREAPP response Date: 13/7/2010 – Proposed pedestrian ramp
W/10/01938/PDENQ - PD Enquiries Decision - West Historic PD/PREAPP response Date: 16/7/2010 – Proposed pedestrian ramp
W/13/00729/DDD - Dead Die and Dangerous Decision - Approve with Conditions Date: 19/4/2013 – Remove one dangerous Willow, touching the rear of the station building on the northern platform.
W/83/00223/FUL - Full planning permission Decision - Approve with Conditions Date: 5/4/1983 – Extension and alterations
W/87/01186/FUL - Full planning permission Decision - Approved Date: 15/9/1987 – Erection of a satellite receiving dish
W/09/00288/ENF_L - painting of windows - Bradford On Avon Railway Station, Station Approach, Bradford On Avon, Wiltshire, BA15 1DF – Erection of a satellite receiving dish
15/00876/ENF - Erection of blue metal shelter over ticket machine - Bradford On Avon Railway Station Station Approach Bradford On Avon Wiltshire BA15 1DF – Erection of a satellite receiving dish

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.

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 its setting or any features of special architectural and/or historic interest.

CONSULTATION RESPONSES

Bradford on Avon Town Council - No objections but recommend proposals to introduce GWR signage at this important Brunel station.

Bradford on Avon Preservation Trust - We commend these proposals to reintroduce the traditional GWR signage at this important and historic Brunel station.

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 Planning Statement and a Heritage Statement. Whilst the assessment of the impact on the significance is brief, 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, architecture and communal value - 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 proposal seeks the replacement of signage elements which are already existing, with a combination of enamel and cast iron plates to a different aesthetic. The design information will consist of sign location plans and signage elevation drawings determining the signage size, colour, fonts and profiles, as well as indicative designs for the posts, brackets and hangers for the signs.

Proposed door signs are cast iron plates with colours wet painted on. The other signage items are PPC folded aluminium trays with radius corners fully welded. The poster and notice board signs are timber with square corners to replicate original GWR design.

All proposed signage will replicate traditional GWR colour schemes.

The proposed works would retain the significance of the listed building through the rebranding of the signage at the station in a traditional GWR livery. As such this proposal would enhance the buildings and have a neutral impact on the significance of the heritage assets.

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 will be enhance the listed buildings and have a neutral impact on the significance of the heritage assets, as such 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:

1. WA5 – LBC Commence within 3 years

2. WM13 – Approved Plans:

Location Plan – dated 9/03/2026

Proposed Signage Details – dated 9/03/2026

Signage Schedule - dated 9/03/2026

Door Signage Schedule – 9/03/2026