

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/01457
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	33 Oxford Street, Ramsbury, Marlborough, SN8 2PS
DESCRIPTION OF WORKS:	Proposed careful removal of the existing dilapidated modern metal & perspex conservatory and its replacement with a contemporary slim-line conservatory
RECOMMENDATION:	That Listed Building Consent is GRANTED subject to conditions

SITE DESCRIPTION/CONTEXT

The application site comprises a residential property, 33 Oxford Street. The building is known as 'Jasmine Cottage', which is a Grade II listed building, located within the settlement of Ramsbury.

The building is designated for its special architectural interest under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The site lies within the Ramsbury Conservation Area, and is washed over by the North Wessex Downs National Landscape and Area of Outstanding Natural Beauty.

The building exhibits a timber framed and thatched roof, and retains features of special interest that contribute to its heritage significance.

The curtilage includes the area outlined by the red line boundary within the submitted Location Plan, including the outbuilding to the south, that are considered part of the listed building under Section 1(5) of the 1990 Act.

The list entry, for means of identification purposes only, provides the following description:

*Cottage. C17. Timber framed with brick and some wattle and daub infill. Thatched roof. 1-storey and attic, 3 bays, stack between bays 1 and 2 and entrance to bay 2. Frame irregular but generally 2 panels high with corner braces. Boarded door. Timber multi-paned windows. 2 casement dormers. Right gable extended by 1 panel width in brickwork.
Interior: Chamfered spine beams.*

Listing NGR: SU2780471787

PROPOSAL

The proposal seeks planning permission for the proposed removal of the existing lean-to glazed rear extension and replacement with a glazed rear extension.

The proposed glazed extension would be of a flat roof, featuring glazing on the southern and western elevations, and painted brickwork matching the material and finish of the existing property.

RELEVANT PLANNING HISTORY

None relevant.

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.

Section 14 of the NPPF addresses the challenge of climate change, flooding and coastal change.

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).

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

Ramsbury Parish Council: No comments received

WC Conservation: No objection subject to condition

- Impact of the proposals on heritage assets would be neutral;
- Condition requiring materials to match the existing.

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.

Below is a summary of the representations 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.

One response has been received from the public consultation at the time of writing. This represents support for the scheme and is summarised as follows:

- Support for the removal of the existing conservatory which is an 'eye-sore', with a sympathetic replacement.

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.

The application is supported by plans, photographs of the existing building, and a Heritage Impact Assessment. It is considered that the submitted information includes sufficient level of detail to enable a full assessment.

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 vernacular fabric and architecture - its form, layout and architectural expression/detailing and use of 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 application building is a Grade II listed building which is situated within the Ramsbury Conservation Area.

The proposal includes the removal of the existing fully-glazed lean-to rear extension. Although this structure is considered to be of limited quality and materials, its lightweight design and method of attachment to the application building has resulted in minimal disturbance to the historic elevation and the building's fabric and significance.

The proposed extension, in its similar scale, footprint, massing and form, as well as its fully glazed southern and western elevations, would be considered to result in a lightweight, contemporary appearance that is subservient to the host dwelling. Its simple design and proposed materials would remain visually compatible with the historic cottage. It is considered reasonable to impose a compliance condition to ensure the materials as stated are secured.

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the conservation area and the significance of the listed building. It would not result in harm to the significance of any heritage assets, and no objections have been raised by the Conservation Officer.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

Impact on Ecology

While Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 do not explicitly reference protected species, Local Planning Authorities have a statutory duty to consider potential impacts on protected species when determining applications. This responsibility arises from broader environmental legislation and national planning policy, and must be taken into account where relevant.

		Y / N / NA
(a)	Does the site or proposed development possess/impact on any of the features where protected species are likely to be present (assessed against Natural England's standing advice) and where species are likely to be found?	No
(b)	If yes, has a protected species survey been submitted?	N/A
(c)	If yes, does the survey show a detailed consideration of ecological impacts, wildlife mitigation and the creation, restoration and enhancement of wildlife corridors to preserve and enhance biodiversity in accordance with the standing advice?	N/A

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 heritage assets will be neutral and the requirements of current conservation legislation, policy or guidance are considered to be met.

RECOMMENDATION:

That Listed Building Consent be GRANTED, subject to the following 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 development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Application form & Certificate; received 25 February 2026

Proposed Plans and Elevations; 1596 - 03B; received 25 February 2026

REASON: For the avoidance of doubt and in the interests of proper planning.

3. The external brickwork for the development hereby permitted shall be constructed in traditional Flemish Bond and to match that of the main cottage in terms of its colour, texture, size, jointing and pointing.

REASON: In the interests of visual amenity and the character and appearance of the area.

INFORMATIVE NOTES:

Linked Planning Permission

This decision grants listed building consent only and does not confer any form of planning permission. The conditions of the linked planning permission PL/2026/01311 must be complied with in addition to the conditions of this consent.

Building Regulations

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

Party Wall Act

The applicant is requested to note that this consent does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.