

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/00976
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Peterborough Arms, Dauntsey Lock, Chippenham, SN15 4HD
DESCRIPTION OF WORKS:	Repair of degraded beam bearing
RECOMMENDATION:	Approve

SITE DESCRIPTION/CONTEXT

The Peterborough Arms Inn is a Canal side Inn built adjacent to Dauntsey Locks fronting the B4069 on the Wilts and Bucks Canal route in the early 19th century.

It is three storeys with roughcast elevations on brick work. The low-pitched slate roof has stone slate front verge and brick stacks to the gable ends. The symmetrical frontage has a central two storey porch bay with double doors and coped shouldered gable with a first floor 12 pane paired sashes. To each side of the porch on the ground floor are three light casement windows.

To the first and second floor it has paired 16 pane sashes, either side and above the porch.

The rear is a lean-to addition and to the south gable end an attached single storey stone fronted range with slate roof. It has a rendered link with door and three light casement side light and three cambered head casement windows.

PROPOSAL

Repair of degraded beam bearing.

RELEVANT PLANNING HISTORY

Proposal / Summary
15/00581/ENF - Use as HMO - Peterborough Arms Dauntsey Lock Chippenham Wiltshire SN15 4HD –
15/00701/ENF - Dwelling erected without planning permission - Peterborough Farm Dauntsey Lock Chippenham Wiltshire SN15 4HD –
N/01/02188/FUL - Full planning permission Decision - Approved Date: 14/12/2001 – CHIMNEY FOR WOOD BURNING STOVE
N/04/02824/LBC - Listed building consent Decision - Approve with Conditions Date: 23/11/2004 – ERECTION OF SIGNBOARDS AND FASCIA SIGN
N/01/02657/LBC - Listed building consent Decision - Refused Date: 4/1/2002 – THREE ILLUMINATED SIGNS, SIX FURTHER SIGNS AND CHANGE OF EXTERNAL DECORATION COLOURS
N/04/02825/ADV - Consent to display an advertisement Decision - Split Date: 23/11/2004 – ERECTION OF SIGNBOARDS, FASCIA SIGN AND FORECOURT SIGNAGE

N/01/02189/LBC - Listed building consent Decision - Approved Date: 14/12/2001 – INSTALLATION OF CHIMNEY FLUE
N/01/02658/ADV - Consent to display an advertisement Decision - Refused Date: 4/1/2002 – ILLUMINATED HANGING SIGN, THREE ILLUMINATED SIGNS AND SIX FURTHER SIGNS
N/05/02845/ADV - Consent to display an advertisement Decision - Refused Date: 29/12/2005 – External Illumination to Existing Signage
N/11/02208/PRAP - Pre-Application enquiry Decision - NOOBJECT Date: 18/7/2011 – Change of Use of Public House to Dwelling
N/05/02846/LBC - Listed building consent Decision - Refused Date: 29/12/2005 – Provision of Floodlights to Illuminate Existing Signs
14/10043/FUL - Full planning permission Decision - Approve with Conditions Date: 9/2/2015 – Change of Use of Former Function Room on Ground Floor to Office and Meeting Room; Alterations to External Elevations to Form Door & New Window. Formation of New Access to Peterborough Farm. Enlargement of Existing Car Park.
14/10134/LBC - Listed building consent Decision - Approve with Conditions Date: 9/2/2015 – Change of Use of Former Function Room on Ground Floor to Office and Meeting Room; Alterations to External Elevations to Form Door & New Window. Formation of New Access to Peterborough Farm. Enlargement of Existing Car Park.
15/06568/FUL - Full planning permission Decision - Approve with Conditions Date: 2/11/2015 – Temporary Change of Use for 18 months of Existing Residential Ancillary Accommodation at First and Second Floor to C3 a), C3 c), and C4.
16/07748/FUL - Full planning permission Decision - Approve with Conditions Date: 3/2/2017 – Construction of Access Ramp to Entrance
17/06096/PREAPP - Pre-Application enquiry Decision - Pre-App Response Date: 25/10/2017 – Alterations to the Peterborough Arms to Include Car Park Areas, External Works, Landscaping and Temporary Siting of 3 Portakabins for Use as Visitor Centre, Engineering and Administrative Office for the Restoration of the Wiltshire and Berkshire Canal.
17/11329/FUL - Full planning permission Decision - Approve with Conditions Date: 9/5/2018 – Temporary siting for 3 years of 2 No. Single storey timber framed mobile buildings consisting of one building of 26 sq.m. containing a Community room and WC, a second building of 38 sq.m. containing an administration office and Engineer's office. Associa
17/11632/LBC - Listed building consent – Various external works providing hard standing, parking and landscaped garden area in association with the temporary siting of mobile units
17/11356/LBC - Listed building consent Decision - Approve with Conditions Date: 8/5/2018 – Listed Buildings Consent for:- Fit out 2 Guest Bedrooms with En-Suite Bathrooms & Associated Upgrade of Fire Doors & Partitions. Re-Placement of the Existing Staircase. New Lobby to Landlord's Flat at First Floor Together with New Linking Door to Front Be
N/13/01191/FUL - Full planning permission Decision - Refused Date: 23/9/2013 – Change of Use of Public House to a Single Dwelling

16/07160/LBC - Listed building consent Decision - Approve with Conditions Date: 3/2/2017 – Ground Floor Internal Alterations to Doors, Floor, Wainscot and Plaster Repair, Opening up of Fireplace, New External Door, Re-Roofing in Natural Slate & Addition of External Access Ramp to Front Elevation.
18/01244/FUL - Full planning permission Decision - Approve with Conditions Date: 8/5/2018 – Construction of a New Outdoor Seating Area by Raising the Paving Level to the Yard Adjoining the Skittle Alley. Construction of New Wall Enclosing the Cellar Service Yard. External Works & Landscape Planting Details Added and Minor Amendments Made to the
ENQ/2021/03042 - PD Enquiries Decision - PP Required Date: 8/4/2021 – Vehicle Access Enquiry
ENQ/2021/03358 - PD Enquiries Decision - PP Required Date: 14/5/2021 – Improvements to Existing Driveway/Car Park Entrance
PL/2024/08002 - Full planning permission Decision - Withdrawn by Applicant Date: 10/7/2025 – To provide drainage to intercept the water running off the highway and divert it past the property and thereby prevent the flooding.
ENQ/2026/00258 - PD Enquiries – Roof Repairs
15/03386/PREAPP - Pre-Application enquiry Decision - Pre-App Response Date: 13/5/2015 – New Dwelling (amended scheme N/11/04006/FUL)
15/05069/FUL - Full planning permission Decision - Approve with Conditions Date: 23/7/2015 – Erection of Detached Dwelling (Amendment to N/11/04006/FUL)
15/11285/FUL - Full planning permission Decision - Approve with Conditions Date: 27/1/2016 – Erection of Detached Dwelling (Amendment to 15/05069/FUL)
N/07/03330/COU - Full planning permission Decision - Approve with Conditions Date: 9/4/2008 – Change of Use of Barn to Form Dwelling with Associated External Works
N/09/02254/FUL - Full planning permission Decision - Refused Date: 17/3/2010 – Erection of New Dwelling on Footprint of Original Agricultural Buildings
N/10/04280/FUL - Full planning permission Decision - Withdrawn Date: 20/1/2011 – Erection of New Dwelling (Resubmission of 09.02254.FUL)
N/11/00250/FUL - Full planning permission Decision - Refused Date: 9/3/2011 – Erection of Dwelling (Resubmission of 10/04280/FUL)
N/11/04006/FUL - Full planning permission Decision - Approve with Conditions Date: 22/2/2012 – Extension and Alterations to Existing Dwelling Conversion Scheme
PL/2021/07246 - Full planning permission Decision - Approve with Conditions Date: 18/5/2022 – Improvements to existing driveway/car park entrance.
PL/2026/00976 - Listed building consent (Alt/Ext) – Repair of degraded beam bearing

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).

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

N/A

REPRESENTATIONS

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.

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 information includes Design and Access Heritage Statement, Block Plan, Planning Proposal Scheme Existing and Proposed Beam End Details

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.”

In this case the significance of the building lies largely with its mid-19th century Canal side architecture, plan form and architectural expression/detailing that has significant architectural interest.

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.

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 Peterborough Arms is owned by the Wilts and Bucks Canal Trust who were concerned about the condition of the bearing of a ground floor ceiling beam above the left hand ground floor front window in the Public House from long term water ingress. They had previously undertaken remedial works in 2015 including the introduction of a steel bracket to support the beam end.

Structural Engineer's have assessed the condition of the beam end and found a large void where the beam end has effectively completely disintegrated and there was a potential for collapse and first floor would have dropped. However, the window lintel is still adequate to remain in place.

It was also found that there was in situ concrete which restricted the ability to use a traditional repair method of scarfing in new timber to the beam end and an alternative solution for long term beam end support was designed for a more robust fabricated bracket hanger to be installed that can be connected to a steel channel to spread the load from the beam to relieve the original window lintel.

The full drawing details including sections of the proposed bracket has been submitted. The proposed hanger and steel channel approach is considered the least intrusive repair based on the circumstances to the historic fabric that will maintain the historic timber beam and existing window lintel in place while providing the additional structural repair which will help to secure the future stability of the building, its continued use and support of its long-term conservation.

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 proposals will also result in considerable heritage benefits by virtue of the proposed investment in structural repair which will help to secure the future stability of the building

The overall impact of the proposals on heritage assets will be neutral. On this basis no specific justification is required however it is considered the works will assist in securing the future 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.

RECOMMENDATION:

That Listed Building Consent be GRANTED, subject to the standard 3 year Listed Building Consent and Plans List conditions.