

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/01247
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Gales Cottage, 56-58 High Street, Steeple Ashton, Trowbridge, BA14 6EU
DESCRIPTION OF WORKS:	Proposed repairs to door jamb and wall, following damage from a vehicle collision
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The property is a Grade II* listed building located within Steeple Ashton Conservation Area. The site also affects the setting of a number of neighbouring listed buildings.

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

Summary

Two houses, originating as a hall house and cross wing of the early C16; alterations and extensions in the late C16/early C17 and the early C18; converted to three cottages probably in the C19 but now (2014) two dwellings.

Reasons for Designation

Nos.56-60 High Street in Steeple Ashton which dates from the early C16 with later alterations and some additions, is listed at Grade II* for the following principal reasons:

- * Architectural interest: it is a well-preserved and well-crafted building that was clearly a constructed for a person of substance;
- * Plan form: the successive plan forms over more than six hundred years are still readable internally and externally, altogether contributing to a rich understanding of the building's history and significance;
- * Interior: it retains a good proportion of historic features from the building's principal phases including carpentry of considerable quality, late-C16/early-C17 wall paintings, and stone fireplaces of the late-C16/early-C17 and the early C18.

PROPOSAL

The proposed work seeks the repair/reinstate the door jamb and wall following damage by a vehicle collision.

RELEVANT PLANNING HISTORY

Proposal / Summary
W/04/01333/LBC - Listed building consent Decision - Approve with Conditions Date: 31/8/2004 – Painting of doors and windows
W/04/01330/LBC - Listed building consent Decision - Approve with Conditions Date: 31/8/2004 – Alterations to rear of dwelling

W/99/00923/FUL - Full planning permission Decision - Approved Date: 11/8/1999 – Conservatory
W/08/01348/FUL - Full planning permission Decision - Approved Date: 2/6/2008 – Single storey extensions
W/81/01048/LBC - Listed building consent Decision - Approved Date: 13/10/1981 – To raise roof to kitchen and extension on no. 56, to raise roof to kitchen on no. 58 and new kitchen and bathroom on no. 60
W/08/01584/LBC - Listed building consent Decision - Approve with Conditions Date: 7/7/2008 – Repair of roof and chimney stack
W/08/01588/LBC - Listed building consent Decision - Approve with Conditions Date: 7/7/2008 – Replacement of 2 windows to the front and 1 to the rear
W/06/03630/PREAPP - Pre-Application enquiry – Attic room
W/07/02284/PDENQ - PD Enquiries – Porch
W/95/00754/FUL - Full planning permission Decision - Approve with Conditions Date: 29/8/1995 – Detached timber garage/garden store
16/00443/FUL - Full planning permission Decision - Approve with Conditions Date: 28/4/2016 – Change of use of detached garage and garden store to a holiday let . Demolition of existing conservatory and replacement extension
W/94/00669/OUT - Outline Planning Decision - Refused Date: 2/8/1994 – Detached house and garage
ENQ/2026/00052 - PD Enquiries Decision - Pre-App Response Date: – Proposed Reinstatement (Like-for-Like Repair) The impact caused damage to a small section of the external stone wall. We propose to dismantle only the loose or fractured stones, reuse all salvageable original stone, and rebuild the area on the existing
16/10967/FUL - Full planning permission Decision - Approve with Conditions Date: 6/2/2017 – Demolition of lean-to scullery extension to rear of property. Rebuild in oak framed lean-to with second-hand clay pan tiled roof
16/11213/LBC - Listed building consent Decision - Approve with Conditions Date: 6/2/2017 – Demolition of lean-to scullery extension to rear of property. Rebuild in oak framed lean-to with second-hand clay pan tiled roof
ENQ/2023/01420 - Pre-Application enquiry Decision - Pre-App Response Date: 28/11/2023 – BUILDING UPGRADES TO INCLUDE NEW WINDOWS, PLUS SOLAR PANELS.
PL/2025/01975 - Listed building consent (Alt/Ext) Decision - Refuse Date: 30/10/2025 – Proposed replacement of all existing timber windows with new double glazed timber constructed windows to the main elevation and eastern side and double glazed powder coated aluminium to the remainder of the windows. Replacement of two wooden doors.
PL/2026/01247 - Listed building consent (Alt/Ext) – Proposed repairs to door jamb and wall, following damage from a vehicle collision
W/01/01537/LBC - Listed building consent Decision - Approve with Conditions Date: 19/12/2001 – Internal and external alterations
W/04/01093/FUL - Full planning permission Decision - Approve with Conditions Date: 4/8/2004 – Change of use of part of ground floor from school (Class D1) to village shop (Class A1)

W/04/02127/FUL - Full planning permission Decision - Approve with Conditions Date: 21/12/2004 – Temporary replacement building for use as childrens nursery
W/04/02128/LBC - Listed building consent Decision - Withdrawn Date: 22/12/2004 – Demolishing existing portacabin and replace with new structure internal works in main building to provide additional toilet facilities internal works in second portacabin to provide additional toilet facilities
W/04/02266/FUL - Full planning permission Decision - Approve with Conditions Date: 20/1/2005 – Change of use of part of building to parish office and shop with shared toilet facilities with addition of new access door to parish office
W/04/02269/LBC - Listed building consent Decision - Approved Date: 20/1/2005 – Change of use of part of building to parish office and shop with shared toilet facilities with addition of new access door to parish office
W/04/02437/LBC - Listed building consent Decision - Approve with Conditions Date: 17/2/2005 – Internal works to provide additional toilet facilities
W/05/01034/LBC - Listed building consent Decision - Approve with Conditions Date: 15/9/2005 – Take down iron railings, form new kitchen area, substitute secondary glazing, village shop and post office signs
W/05/02525/FUL - Full planning permission Decision - Approve with Conditions Date: 15/12/2005 – Renewal of temporary planning permission for mobile classroom
W/06/01972/LBC - Listed building consent Decision - Approve with Conditions Date: 6/9/2006 – Internal and external alterations
W/06/02470/LBC - Listed building consent Decision - Withdrawn Date: 28/1/2008 – Amendment to 06/01972 to remove lathe and plaster from 1st floor front external and internal wall to expose timber frame and infill with insulated "woodwool" panels - lime rendered
W/07/00792/FUL - Full planning permission Decision - Refused Date: 5/9/2007 – Parking area
W/07/01306/FUL - Full planning permission Decision - Refused Date: 3/7/2007 – Installation of air sourced heat pump air conditioning
W/07/01308/LBC - Listed building consent Decision - Refused Date: 3/7/2007 – Installation of air sourced heat pump air conditioning
W/07/03279/FUL - Full planning permission Decision - Approve with Conditions Date: 4/12/2007 – Installation of air sourced heat pump air conditioning
W/07/03281/LBC - Listed building consent Decision - Approve with Conditions Date: 4/12/2007 – Installation of air sourced heat pump air conditioning
W/07/03611/LBC - Listed building consent Decision - Approve with Conditions Date: 15/1/2008 – Block existing doorway and create new doorway in office and unblock window between office/shop
W/08/00388/FUL - Full planning permission Decision - Refused Date: 17/3/2008 – Demolition of existing lean-to and construction of timber framed extension
W/10/00444/LBC - Listed building consent Decision - Approve with Conditions Date: 1/4/2010 – Alterations to gates and railings

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 on the significance of the listed building, impact on the setting of neighbouring listed buildings, impact on the character and appearance of the conservation area.

CONSULTATION RESPONSES

Steeple Ashton Parish Council – No objection

Historic England - The proposals are for repairs to the north-west gable end wall of the Grade II* house at 56-58 High Street, Steeple Ashton. The house, together with 60 High Street, originated as a hall house in the 16th century that was subdivided into three cottages in the 19th century before later conversion into two dwellings.

It is understood that a vehicle struck the north-west rubble stone wall of the hall range at the location of the door jamb. This resulted in a small area of localised masonry failure and damage to a timber post forming part of the internal door surround.

As noted in the submitted Heritage Statement, the damaged and unstable stonework will be carefully dismantled by hand, allowing reusable stone to be salvaged and reinstalled. A replacement timber post measuring 140 × 140 mm will be introduced in hardwood, selected to match the existing timber as closely as practicable in species, grain, and finish. A lime-based mortar will be used for the repair that will be matched to the existing in colour, texture and joint profile and lime plaster will be used to finish the interior face of the repaired wall.

We support the repair of the damaged wall, to be carried out by contractors experienced in the repair of historic buildings, however we have concerns regarding the extent of the proposed works as outlined below.

The accompanying structural engineer's Inspection Report states the following:

We recommend that the damaged section of the external stone wall is demolished and reinstated. As noted above, cracking has developed extensively within the stonework affected by black mould and staining. Due to the extent of cracking and the overall poor condition of the mortar, we recommend that the entire section of wall affected by the black staining is demolished and rebuilt, rather than undertaking localised repairs.'

The area of the wall affected by black mould and staining is located directly above the impact location and is much larger than the area identified as damaged on the 'existing' elevation drawing. The extent of the reported cracking to the stone affected by black mould, and whether this affects the stone itself or the mortar joints only, is unclear as only one photograph of a small area of the stonework has been provided. We recommend further investigation and justification by a conservation accredited structural engineer for the proposed replacement of any stonework beyond the area of damage and that the drawings and supporting statements are updated to include this justification and clearly identify the area of wall that is proposed to be replaced.

The photographs provided show that cement mortar has been used on some areas of the wall. Investigation should ideally be carried out by an appropriate specialist to identify the cause of the black mould, which may have been exacerbated by cracks in the cement mortar, and find a resolution to this issue. This could determine whether removal and replacement of all the cement mortar on the wall with lime mortar, subject to appropriate trials, is required.

Further explanation and justification is also required regarding the proposed removal and

replacement of the historic timber post that forms part of the internal door surround. The post is noted as damaged in the Heritage Statement and Methodology Statement but the extent of damage is unclear. Annotation on the existing plan states that it was dislodged from the wall by the crash and has signs of rot at the base, with the latter point supported by a photograph. The post is not mentioned in the structural engineer's Inspection Report and justification is therefore required as to why it can not be repaired and reused with the rotten section replaced.

The structural engineer's Inspection Report includes the following recommendations that are not mentioned in the Methodology Statement:

- The crack to the internal face of the external front wall should be further inspected by the main contractor on site to confirm whether it is limited to surface finishes only or penetrates deeper into the stone wall construction. The findings should be reported back to MG Structures to allow an appropriate repair methodology to be advised.
- The lintel over the entrance door should be inspected and assessed for suitability for reuse; if found to be damaged or inadequate, it should be replaced on a like-for-like basis.
- Temporary propping must be provided to support the existing first-floor structure for the full duration of the construction works.

The submitted Design and Access Statement and Methodology Statement note that the door lintel will be retained and protected but it is not clear from the submitted documents and drawings whether the above three actions have been carried out, or will be implemented, and this should be clarified.

Recommendation

We support the proposal for the urgent repair of the damaged wall but have concerns regarding the proposed extent of fabric to be replaced which requires clarification and further justification as outlined above. Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us.

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 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 Statement" which provides sufficient information to understand the impact of the proposals and is proportionate to their scope. The requirements of the NPPF are therefore met in this respect.

However, 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 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 listed building consent for the repair/reinstate of the door jamb and wall following damage by a vehicle collision.

The impact resulted in localized masonry failure and damage to a timber post forming part of the internal door surround. The damage is confined to a small area and has not altered the overall form or layout of the building. However, the integrity and weather resistance of the wall has been compromised, making sensitive repair necessary to prevent further deterioration.

The proposed extent of reinstatement has been informed by the findings of the structural engineer's report dated February 2026, which confirms that the wall is loadbearing and that the masonry within the affected area has been structurally compromised following vehicular impact. The repair strategy has been developed to address these findings while limiting intervention to the minimum necessary and using materials compatible with the listed building.

Damaged and unstable stonework will be carefully dismantled by hand, allowing reusable stone to be salvaged and reinstalled. A replacement timber post measuring 140 × 140 mm will be introduced in hardwood, selected to match the existing timber as closely as practicable in species, grain, and finish.

Existing external and internal timber lintels will be retained and protected throughout the works. Stonework will be rebuilt and toothed into the existing wall to ensure both structural continuity and visual coherence. Mortar joints will be formed using a lime-based mortar matched to the existing in colour, texture, and joint profile. Internally, the repaired wall will be finished with lime plaster, maintaining breathability and consistency with the historic interior fabric.

In considering Historic England's comments, the agent has confirmed that the works associated with this application are limited solely to the damage attributed to the vehicular impact. The localised areas of dark staining and weathering as referred to by Historic England are not associated with the vehicle impact damage and do not form part of the application. In regard to the proposed removal and replacement of the historic timber post that forms part of the internal door surround, the post is damaged but the extent of damage is unclear. The drawing have therefore been amended condition to establish the condition of the post once the site is more secure and safe and to splice in any rotten section. In addition, the drawings have been amended to include the re-use of the lintel above the door; checking of depth of cracks in the internal face of the front and if necessary the surface adequately tied back to the remaining section of the side wall. Temporary propping will also be provided to support the existing first-floor structure for the full duration of the construction works. As such, Historic England's comments are considered to be addressed in the amended drawings and information submitted.

The proposed works are considered to result in no harm to the special architectural or historic interest of the listed building. The reinstatement of the damaged wall using traditional materials

and methods supports the long-term conservation of the building and is fully consistent with the building's historic character and significance.

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 on heritage assets will be neutral and 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. WM13 – Approved Plans:

Existing Plan, ref: 0719/001B – dated 27 April 2026

Proposed Plans, ref: 0719.101 B – dated 27 April 2026

Amended Design, Access Statement and Methodology - dated 27 April 2026

2. WB5 MATERIALS TO MATCH EXISTING

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

REASON: In the interests of the significance of the listed building and the character and appearance of the area.

3. ADDITIONAL STRUCTURAL WORKS OR SIGNIFICANT REPAIR

Prior to the implementation of any additional structural works or significant elements of repair (not specifically included within the current application details) which are found to be required, details of the proposed works shall be submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in accordance with the approved specification.

REASON: In the interests of preserving the historic character and appearance and the significance of the listed building.

Informative:

This consent is confined to the works set out on the description and plans and that any additional works to address separate issues would require a further Listed Building Consent.

REASON: In the interests of preserving the historic character and appearance and the significance of the listed building.