

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/01847
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	The Angel, 3 Church Street, Westbury, BA13 3BY
DESCRIPTION OF WORKS:	The regularisation of the replacement concrete screed floor on the ground floor, removal of bar counter and wall timings in Library/snug. The proposed reinstatement of wall linings in Library, repositioned bar counter, new floor coverings and boxing to beams. Repairs to roof coverings and internal making good.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The property is a Grade II listed building located within Westbury Conservation Area. The property also affected the setting of neighbouring listed buildings.

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:

A complex building of various dates from the C16. The exterior to South now uniform and apparently late C18 or early C19. 2 storeys rendered (said to be timber box framed beneath rendering). Treble Roman roof, hipped to right, crested ridge, slightly lower on left hand bay. 1 ridge and 2 other chimneys. Windows spaced 1-2-wide space-2; late glazed sashes in moulded wooden frames. Doorway between 1st 2 windows on left hand side: stone block surround with stone brackets to unmoulded pediment, glazed door. Small doorway to right below 2nd window from right (original position of cross passage). 'L' plan extension to North-East later stable extension to North-West. The width of the house increased leaving previous rafters within later roof. Timber framing clearly visible on former outside wall of original rear extension. The front roof appears to have 2 boxed in curved crucks on north side. It also has numbered trusses with "A" pieces to ridge and wind braces (the Western bay has 2 layers of wind braces). The great chimney to right of centre opens West on ground floor and East on 1 at floor, where it is given a fine original fireplace with a worked overmantel.

PROPOSAL

The proposal seeks the regularisation of the replacement concrete screed floor on the ground floor, removal of bar counter and wall timings in Library/snug. The proposed reinstatement of wall linings in Library, repositioned bar counter, new floor coverings and boxing to beams. Repairs to roof coverings and internal making good.

RELEVANT PLANNING HISTORY

Proposal / Summary
W/07/02240/PDENQ - PD Enquiries – Proposed canopy awning
W/89/01232/LBC - Listed building consent Decision - Refused Date: 19/9/1989 – Replacement of the nine sash windows on the front of the building and one on ground floor left with UPVC white windows
W/87/01816/FUL - Full planning permission Decision - Approved Date: 19/1/1988 – Internal alterations including new toilets
W/87/01817/LBC - Listed building consent Decision - Approved Date: 19/1/1988 – Internal alterations including extending trading area and formation of new toilets
W/12/02034/PDENQ - PD Enquiries Decision - West Historic PD/PREAPP response Date: 3/12/2012 – Rendering of part of side wall
15/02964/LBC - Listed building consent Decision - Approve with Conditions Date: 14/5/2015 – Attach a blue plaque to the listed screen wall to Angel Mill as part of the Westbury Blue Plaque Trail.
PL/2026/01847 - Listed building consent (Alt/Ext) – The regularisation of the replacement concrete screed floor on the ground floor, removal of bar counter and wall timings in Library/snug. The proposed reinstatement of wall linings in Library, repositioned bar counter, new floor coverings and boxing to b
W/00/00244/LBC - Listed building consent Decision - Approved Date: 22/3/2000 – Internal and external alterations
W/00/00247/FUL - Full planning permission Decision - Approved Date: 22/3/2000 – Formation of accommodation for Tourist Information Centre on ground floor (part), formation of Heritage Museum on part ground floor and first floor
W/02/00377/FUL - Full planning permission Decision - Approve with Conditions Date: 8/7/2002 – Change of use from A1 to D1
W/02/00766/LBC - Listed building consent Decision - Approve with Conditions Date: 8/7/2002 – Alterations to convert shop unit to chiropractic clinic
W/77/00029/HIS - Historic apps 1974 to 1983 Decision - Approved Date: 11/3/1977 – Improvement to existing vehicular access
W/80/01302/LBC - Listed building consent Decision - Refused Date: 30/9/1981 – Demolition
W/85/00246/OUT - Outline Planning Decision - Withdrawn Date: 28/11/1986 – Supermarket and ancillary car park
W/85/00247/LBC - Listed building consent Decision - Withdrawn Date: 28/11/1986 – Demolition of existing building and erection of supermarket and ancillary parking
W/86/00970/OUT - Outline Planning Decision - Withdrawn Date: 19/6/1989 – Demolition of sundry buildings and sheds and construction of new buildings with access from Edward Street
W/86/01165/LBC - Listed building consent Decision - Approve with Conditions Date: 28/10/1986 – Demolition of existing non-listed buildings, retention of chimney and alterations

W/88/01542/FUL - Full planning permission Decision - Approve with Conditions Date: 25/10/1988 – Demolition of sundry buildings and sheds construction of new buildings, alterations of existing mill for residential purposes with access from edward street
W/88/01543/LBC - Listed building consent Decision - Approved Date: 25/10/1988 – Complete demolition of all existing non-listed buildings on site including two storey building on edward street frontage
W/88/01731/LBC - Listed building consent Decision - Approved Date: 25/10/1988 – Alterations of listed boundary walls and alterations improvements and change of use of angel mill from commercial/industrial to residential
W/90/00540/FUL - Full planning permission Decision - Approve with Conditions Date: 19/6/1990 – Conservation and conversion of listed mill building to residential and commercial accommodation plus associated carparking
W/90/00547/LBC - Listed building consent Decision - Approved Date: 19/6/1990 – Conversion and conservation of existing mill to form 18 one bedroom flats, repair and retention of listed walls fronting Church Street and Edward Street, construction of 36 new 1 bedroom flats, shops and offices
W/95/00999/FUL - Full planning permission Decision - Refused Date: 9/11/1995 – Change of use from A1 to B1
W/95/01000/FUL - Full planning permission Decision - Approved Date: 13/11/1995 – Change of use from A1 to A3
W/95/01001/FUL - Full planning permission Decision - Approved Date: 13/11/1995 – Change of use from A1 to A2
ENF/2025/01148 - Unauthorised works to a listed building - The Angel, 3 Church Street, Westbury BA13 3BY – Change of use from A1 to A2
ENF/2025/01136 - Potential unauthorised works to listed building - 3 Church Street, Westbury, BA13 3BY – Change of use from A1 to A2

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

Westbury Town Council – No objections

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 five 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 letter was received from Westbury Heritage Society & Westbury Museum, summarised below:

The Angel is a highly significant historic building, dating in part to the 16th century and forming a key element of Westbury's Conservation Area and community identity. While investment is acknowledged as necessary to prevent disrepair, unauthorised works to floors and walls began before consent was granted and could have caused serious damage without local intervention. Any future development should be strictly controlled, using appropriate conservation methods, closely monitored by the Local Planning Authority, and subject to full prior approval of all alterations to ensure the building's historic fabric is properly protected.

Four letters of objection have been received from the public, summarised below:

There is serious concern that the new owners have disregarded the Grade II listing by removing historic flooring without consent or proper recording. Given the loss of another historic pub in Westbury without adequate archaeological survey, it is unacceptable that this development is proceeding without safeguards. Any future work should be closely monitored to ensure historic features are properly recorded and damage is kept to a minimum.

The buyer is accused of showing no respect for the listed building's historic character, carrying out extensive internal demolition without permission, removing key features, and leaving the building stripped of its original character.

The Angel is a historically significant building with many important internal and external features that should be preserved. There are serious concerns about its future, particularly given that previous work began without planning permission. Any future repairs or restoration should be properly authorised and closely supervised. Overall, the Angel is a vital part of the town's heritage and must be treated with great care.

The proposal results in loss of valued hotel accommodation, unjustified harm to a listed building, and unresolved fire safety risks. The application is supported by inaccurate and partial evidence. The objector requests refusal of the application, or at minimum, that full Conservation Officer and Fire Safety assessments are obtained and published before any determination is made.

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, Access and Heritage 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.

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 proposed work seek consent for the regularisation of the replacement concrete screed floor on the ground floor, removal of bar counter and wall timings in Library/snug. The proposed reinstatement of wall linings in Library, repositioned bar counter, new floor coverings and boxing to beams. Repairs to roof coverings and internal making good.

The building is located in a prominent corner of Church Street and Edward Street, opposite the Morrison's supermarket and close to the centre of the town. Externally, the property appears to date from C19, however, internally there are surviving features which include elements of a cruck frame, exposed roof structure with wind braces and fine chimney piece all of which indicate earlier C15-C16 origins. The external appearance is of a white painted, rendered building with later C19 extensions to the rear. To the rear is an enclosed yard with access off Edward Street. The yard is compromised by a metal escape staircase, extraction units and a timber covered outside seating/smoking structure, all of which are of no merit. The roof coverings consist of double Roman clay tiles to the front and the rear slopes, which includes a catslide, of clay pantiles.

Flooring works, bar counter and wall linings:

Internally, the ground floor had a concrete screed floor which was had a mix of coverings including wood block, lino and carpet. The floor dated from the 1930s. In the Library/snug the walls were also lined with bookshelves that were attached to plasterboard wall linings fixed to battens.

On the ground floor, the floor plan is arranged around the central open bar area from which the Library/snug and Pool Room/Private bar were accessible. The WCs are located to the right of the bar counter in the extended rear SW range. The kitchen is housed in the north east range to the rear. The former Private Bar/Pool Room is located in the C16 extension and has a chamfered cross beam, whilst the fire place in this room is compromised by various alterations that have reduced its opening. This range was extended in the C19 and by the 1930s was converted into a WC. It had been subsequently extended again by the 1980s.

The first floor has visible areas of timber framing and historic roof structure. In the southern extension (above the private bar) are a pair of arched wind-braces in the end bays of each roof slope. Alongside the main staircase (itself a later insertion) are 2Nos. curved full crucks on the north wall; this form of construction was prevalent between 1350-1550. The cruck blades on the southern side appear to have been removed. This indicates that the building was built c.1450-1550 and then extended to the south shortly after. It is likely that it was at this time the hall was floored over built and a central chimney stack inserted. It is from this period that the fireplace with ornamental C16 overmantel was inserted. In the opposite wall in the same room is the exposed partition framing in which there is the head of a depressed Tudor arch doorway.

The Heritage Statement that accompanies this application notes that 'archival sources, held in the Wiltshire and Swindon History Centre (WSHC) date from 1934 and show the remodelling of the main bar and installation of bar counter, designed by the architects Rigg & Vallis of Frome. These are limited but do show the main public bar occupied a smaller area and was centred around and served from, the bar counter (installed c.1935). Both public and private bars were

accessed through a vestibule from Church Street and a lobby from the rear yard. The plans indicate that there was an additional function room located in the eastern half of the main building, noted on plan as 'Buffalo's Room and Private Wing'. These were shown as being accessible through a pair of swing doors. The public bar had bench seating with a new brick fireplace built to right side (north) of the bar counter where a doorway is now located. The wood block flooring of the public bar area was laid at this time on a concrete screed. The works included the alteration of the flooring, ceiling beams, roof structure and internal walls. It is apparent from the 1934 plans that the ground floor of the property was divided between the bar/public house use and that of the residential use of the landlord. However, the plans do not show the room plan of the eastern half of the building.... Later sources dating from the 1980s, show the bar had been expanded to include the rooms to the east and that there had by that time been significant alterations to the room plan, including the loss of the brick fireplace to the side of the bar counter, the creation of further WC's, a bar hatch to serve the private bar /pool room, a new rear entrance and the demolition of the walls to the rooms to the east of the public bar. It is not known when these works to reconfigure the interior were carried out but it is apparent these occurred prior to 1987.'

There is little in the way of planning history relating to this property, thus making it difficult to ascertain when the open plan ground floor arrangement was created. It is apparent both from inspection and the available sources that the ground floor has been altered and changed over many years. However, prior to the recent works taking place, the eastern snug ('Library') had a concrete screed floor formed, whilst the main bar area has a concrete screed floor over which a wood block flooring and linoleum were laid dates from the 1930s. The former private bar retains a timber floor, whilst the former WC area had undergone significant change and extension. The floor in this room comprises a raised concrete floor surface with DPM. The current floor dates from the 1988 works (as approved under W/87/01817/LBC) and replaced the 1934 floor. The 1988 plans illustrate the ground floor room plan at that time and that this had evolved from what was shown on the 1934 plan which had a smaller public bar arrangement and was divided into various rooms. The bar counter, which was recently removed, dated from the 1934 works and was of a modest design with simple counter and panelled bar front. The bar had no back bar and the wall had simple shelving and numerous optics attached, which itself was an alteration of the 1934 back bar, which comprised beer barrels and shelving.

The recently carried out new concrete screed floor replaces a 1930s concrete screed floor, which had become uneven and in part had failed. The removal of the bar counter was carried on the belief that it was not historic and it did not form an important part of the significance of the heritage asset. Likewise, the wall coverings in the Library/snug, which had been altered regularly throughout the building's life were removed on the understanding that they were not historic and did not form an important part of the significance of the heritage asset.

Regarding the impact of the replacement of the screed floor, this has been done on a like for like basis and whilst not ideal in conservation terms (a limecrete breathable floor would have been preferable) this is a like for replacement, hence causing no harm to the significance of the building.

In regards the removal of the bar, this appears relatively modern and of no significance to the host building.

Likewise, it is likely that the snug/Library had undergone a series of alterations over the years and again this fabric was of no significance to the host building.

Regarding wall linings, looking at modern photos of the public house, the wall linings were not historic. However, from a site visit to the building, the applicants had battened out the plastered internal walls for what most likely is proposed plaster board lining and modern plaster finish. This is not considered appropriate and the historic plaster surface needs to be traditionally repaired.

It is also noted that the applicant proposes wood effect floor coverings. Again this is not considered appropriate and a more traditional surface needs to be proposed, such as natural wood floorboards. As such, details of all floor finishes, wall finishes, internal joinery and bar need to be conditioned in order to allow a detailed conservation assessment to be conditioned to ensure a sensitive replacement and appropriate repair.

During negotiating this application, the applicants originally proposed to conceal the main fireplace in the bar. The drawings have been amended to retain this central feature and repair and make good its condition.

Roofing works:

A schedule of roof repairs has been submitted with the application, this includes stripping off the defective areas of tiles to expose the battens and roofing felt, and make good/re roof with the good salvaged clay tiles and make up the deficiencies with best quality second hand tiles to match, on new treated softwood battens. Also ensuring that all lead flashings, soakers, cappings, valley and gutter linings and other weatherings are in good repair, together with all rainwater goods to be in cast metal and to the original/historic pattern. Given the extent of the roof and the fragile and damages nature to a number of the roof tiles, a provision of a temporary roof to avoid further damage to the building is considered necessary.

In addition due to the age of the timber frame of the building, recording should take place of the roof structure to ensure a greater understanding of the physical fabric of the building.

The repair of the roof structure is considered essential to preserve the significance of the listed building. A brief schedule of repair has been submitted with the Roof Schedule.

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, whilst the unauthorised works to the listed building are regretful, no overall damage has been carried out to the significance of this designated heritage asset. The works as set out in this proposal will also result in considerable heritage benefits by virtue of the proposed investment in repair and upgrading/structural repair which will help to secure the future/stability of the building.

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, ref: P001 – dated 18 March 2026

Roof Plan, ref: 7150-1 – dated 18 March 2026

Existing Roof Plan, ref: P007 – dated 18 March 2026

Elevations, ref: 7150-2 – dated 18 March 2026

Existing Ground Floor Plan, ref: P050A – dated 27 March 2026

Existing Ground Floor, ref P005A – dated 27 March 2026

Existing Ground Floor, ref P006A – dated 27 March 2026

Existing Room 1, ref: P051A – dated 27 March 2026

Existing Room 2.1, ref: P052A – dated 27 March 2026

Existing Room 2.2, ref: P053A – dated 27 March 2026

Existing Room 3, ref: P054A – dated 27 March 2026

Existing Room 4, ref: P055A – dated 27 March 2026

Proposed Ground Floor, ref: 0307-01_P025C – dated 6 May 2026

Proposed Room 3, ref: P038A – dated 27 March 2026

Proposed Room 2.1, ref: 0307-01_P036B – dated 6 May 2026

Proposed Room 2.2, ref: P037A – dated 27 March 2026

Proposed Ground Floor Cut View, ref: 0307-01_P030A – dated 6 May 2026

Roof Schedule – dated 5 May 2026

Proposed Room 1, ref: P035A – dated 27 March 2026

Proposed Room 4, ref: P039A – dated 27 March 2026

3. Internal joinery - Internal Wall Details – Panelling, Skirtings, Dados and Joinery

All new or replacement joinery shall match the existing historic joinery in respect of material, design, profile, dimensions, detailing and finish, unless otherwise first agreed in writing by the Local Planning Authority. Where no historic fabric survives, the joinery shall be of a traditional character appropriate to the age and significance of the listed building. The works shall thereafter be carried out in accordance with the approved details and retained as such.

Reason

To ensure that internal wall detailing preserves the special architectural and historic interest of the listed building, respects existing historic fabric, and that new or reinstated features are appropriately detailed in terms of materials and craftsmanship, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and relevant heritage policy.

4. Building Recording of Roof and First Floor timber frame

No works to the roof structure or first-floor timber frame shall commence until a programme of historic building recording has been carried out and submitted to, and approved in writing by, the Local Planning Authority.

The recording shall:

- Be undertaken by a suitably qualified heritage professional;
- Be proportionate to the significance of the fabric and at a minimum include a Level 2 historic building record (or such higher level as may be agreed in writing);

- Include measured drawings, annotated photographs, and a written description of the roof structure and first-floor timber frame, including evidence for phasing, alteration, and carpentry details; and
- Be completed prior to any alteration, removal, repair, or concealment of the relevant historic fabric.

The approved recording shall be submitted to the Local Planning Authority prior to commencement of the relevant works and a copy deposited with the local Historic Environment Record (HER) before the development is completed.

Reason

To ensure that an appropriate record is made of the roof structure and first-floor timber frame of historic interest prior to alteration, in order to safeguard the significance of the listed building, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and national and local heritage policy.

5. Detailed Roofing Schedule of Works

No works to the roof shall commence until a detailed schedule of roofing repairs has been submitted to and approved in writing by the Local Planning Authority.

The schedule shall include:

- Identification of all areas of repair, retention, and limited replacement;
- Confirmation of the extent of like-for-like repair versus replacement;
- Details of materials, including type, source, dimensions, colour, profile, and finish;
- Methods of repair, fixing, and reinstatement, including mortar specifications where applicable;
- Details of treatment of associated features such as ridges, hips, verges, flashings, gutters, and rooflights; and
- Annotated drawings and photographs showing existing conditions and proposed interventions.

The works shall thereafter be carried out strictly in accordance with the approved schedule.

Reason

To ensure that the proposed roof repairs preserve the special architectural and historic interest of the listed building, minimise loss of historic fabric, and are carried out using appropriate materials and methods, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and relevant heritage policies.

6. New or Replacement Roof Tiles

No new or replacement roof tiles shall be installed until details and samples of the proposed tiles have been submitted to and approved in writing by the Local Planning Authority. The tiles shall match the existing in terms of material, colour, texture, profile, size, and method of fixing. Development shall be carried out in accordance with the approved details and retained thereafter.

Reason

To ensure that the proposed roof repairs preserve the special architectural and historic interest of the listed building, minimise loss of historic fabric, and are carried out using appropriate materials and methods, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and relevant heritage policies.

7. Schedule of Repairs to Timber Frame (Making Good or Boxing To Beams)

No repair or making-good works to the timber frame shall commence until a detailed Schedule of Repairs and details of boxing-in has been submitted to and approved in writing by the Local Planning Authority.

The schedule shall include:

- Identification of all areas of proposed repair, making good, and 'boxing-in' clearly distinguishing between retention, consolidation, splice repair, any limited replacement and 'boxing-in';
- Detailed repair methodologies, including carpentry techniques, jointing details, and treatment of defects such as decay, insect damage, or structural movement;
- Details of materials to be used, including timber species, dimensions, orientation, seasoning, and finish, demonstrating compatibility with the existing historic fabric;
- Proposed finishes and making-good techniques, including infill panels, wattle and daub, lath and plaster, or other historic materials where relevant; and
- Annotated drawings and photographs illustrating existing conditions and the proposed repairs.

The works shall thereafter be carried out strictly in accordance with the approved schedule.

Reason

To ensure that repairs to the timber frame preserve the special architectural and historic interest of the listed building, minimise loss of historic fabric, and are undertaken using appropriate materials and traditional methods, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and relevant heritage policy.

8. Details of Internal Floor Surfaces and Coverings

No internal floor surfaces or floor coverings shall be installed until full details have been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall include:

- Plans identifying the location and extent of each proposed floor surface or covering;
- Details of materials, including type, composition, thickness, colour, pattern, and finish;
- Fixing and installation methods, including details demonstrating that historic floor structures and finishes will be retained and not adversely affected; and
- Confirmation of any existing historic floor surfaces to be retained, repaired, or left exposed.

The approved floor surfaces and coverings shall thereafter be installed strictly in accordance with the approved details.

Reason

To ensure that the choice and installation of internal floor surfaces and coverings preserve the special architectural and historic interest of the listed building, avoid damage to historic fabric, and ensure that any new work is appropriate and reversible where possible, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and relevant heritage policy.

9. Internal Wall Finishes – Traditional Lime Plaster

No internal walls shall be plastered or finished until details have been submitted to and approved in writing by the Local Planning Authority.

The approved details shall ensure that:

- Internal wall finishes are carried out using traditional lime-based plaster systems appropriate to the age and construction of the building;

- Plasterboard, gypsum plaster, dot-and-dab systems, or other modern non-breathable linings shall not be used, unless otherwise expressly agreed in writing by the Local Planning Authority; and
- Existing historic plaster shall be retained and repaired in situ wherever possible.

The works shall thereafter be carried out strictly in accordance with the approved details.

Reason

To ensure that internal wall finishes preserve the special architectural and historic interest of the listed building, maintain the breathability of the historic fabric, and prevent harm arising from the use of inappropriate modern materials, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and relevant heritage policy.

10. Repair and Making Good of Main Fireplace

No repair, alteration, or making-good works to the main fireplace shall commence until full details have been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall include:

- Identification of the elements to be retained, repaired, or made good;
- Detailed repair methodologies, including cleaning, consolidation, and any repairs to masonry, surround, hearth, lintel, or associated features;
- Details of materials and finishes, including mortar mixes, stone, brick, plaster, or other traditional materials appropriate to the historic fabric;
- Details of any replacement or reinstatement works, which shall be on a like-for-like basis unless otherwise agreed in writing; and
- Annotated drawings and photographs showing the existing condition and proposed works.

The works shall thereafter be carried out strictly in accordance with the approved details.

Reason

To ensure that the repair and making good of the main fireplace preserves the special architectural and historic interest of the listed building, minimises loss of historic fabric, and uses appropriate traditional materials and methods, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and relevant heritage policy.

Informative: TO KEEP BUILDING WIND AND WEATHER TIGHT

The works hereby granted consent shall be carried out in such a manner as to ensure that the existing building is preserved and not structurally or superficially altered in any way whatsoever, save in accordance with the approved plans and the said building shall be structurally supported and weatherproofed at all times during the construction period in accordance with established building practice.

REASON: to preserve the special architectural and historic interest of the listed building.

