

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/01942
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	11 Chapel Court, Thomas Wyatt Road, Devizes, SN10 5FD
DESCRIPTION OF WORKS:	Replace the front door with a faithful copy of the existing.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The property is a Grade II listed building and forms part of the Former Wiltshire County Hospital Asylum.

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:
Former Wiltshire County Asylum, 1849-51 by T H Wyatt. Extended 1858, 1863, 1867 and 1877 to accomodate more patients. A recreation hall was added 1897-8. Bath stone ashlar with slate roofs having overhanging bracketed eaves and ashlar stacks. Campanile type towers have pyramid roofs and ventilation cowls designed as octagonal tempietti with ogee roofs. Italianate style. Long symmetrical front range of 2 and 3 stories: 5 rear cross-wings forming courtyards originally used for the kitchen and exercise. Central administrative block of 3 stories and basement, the end and central bays slightly projecting. The end bays have canted angles; the central bay is pedimented. Window range 1-3-3-3-1 sashes; 1st floor round-arched, those in central bay arcaded corresponding to the 3 void arcaded main entrance porch below, end bays being of Venetian type. Ground floor windows with keystones. Arch-headed doorways in re-entrant angles of outer bays. Attached to this front a good cast-iron area balustrade. Flanking this block, long 2-storey ranges, with short canted-angle cross wings, all in similar style but the glazing bar sashes generally replaced with plate glass. Rear elevations in similar style with some C19 metal-framed glazing. To the SW of the kitchen, a 2-storey block with loading door and crane. Central rear courtyard block with barrel-vaulted vehicle entrance surmounted by a round-arched gable with clock. In each side are 2 doorways, each with original boot-scraper and incised on the keystones "chief male attendant" and "private" to the south and "porter" and "private" to the north. Recreation hall attached to the north; red brick with a slate roof and cylindrical ridge ventilators. 5 bays long with central entrances flanked by 2 groups of 3 staggered windows on each side. Each bay with segmental relieving arch ot-bul1nose bricks. Interiors: with some original features but mostly plain. History: built as the Wiltshire County Pauper Lunatic Asylum following the 1845 Lunacy Act which required county asylums to be built.

PROPOSAL

The proposal seeks to replace the front door with a faithful copy of the existing.

RELEVANT PLANNING HISTORY

Proposal / Summary
E/2012/0087/TPO - Work to TPO Trees Decision - Approve with Conditions Date: 19/3/2012 – Horse Chestnut (T1 & T7) - crown lift to approx 4m Lime (T8) - crown lift to approx 4m, crown thin, deadwood & remove epicormic growth Lime (T9 & T10) - pollard down to approx 4m Lime (T16) - crown lift to approx 4m & deadwood Lime (T37) - crown lift to h
K/35556/L - Listed building consent Decision - Approve with Conditions Date: 7/4/1998 – Replacement lead ridge and hip detail to existing slate roofs by grey slate - coloured concrete tiles.
K/31417 - Full planning permission Decision - Approve with Conditions Date: 31/5/1995 – Change of use to offices. (renewal of application K/20092 previously approved)
K/31418 - Full planning permission Decision - Approve with Conditions Date: 31/5/1995 – Alterations, provision of lobby and change of use to offices (renewal of application K/20918 previously approved)
K/31419 - Full planning permission Decision - Approve with Conditions Date: 31/5/1995 – Refurbishment and change of use to offices (renewal of application K/20502 previously approved)
K/33069 - Full planning permission Decision - Approve with Conditions Date: 24/7/1997 – Conversion of existing buildings into 154 dwellings, erection of 17 new dwellings, change of use tennis court to car park, demolish existing clinic & erect new nursing home.
K/20502 - Full planning permission Decision - Approve with Conditions Date: 31/8/1993 – REFURBISHMENT OF ELMWARD CHANGE OF USE TO OFFICES
K/20503/L - Listed building consent Decision - Approve with Conditions Date: 31/8/1993 – REFURBISHMENT OF ELM WARD TO FORM OFFICE ACCOMMODATION
K/33070/L - Listed building consent Decision - Approve with Conditions Date: 2/1/1997 – Demolition of selected buildings. Alterations, extensions and conversion of existing buildings into 154 dwellings.
K/37881/L - Listed building consent Decision - Approve with Conditions Date: 21/10/1999 – Construction of rear garden walls to units 65-76 - (7 - 11 Wyatt Court)
K/20861/L - Listed building consent Decision - Approve with Conditions Date: 15/11/1993 – REFURBISHMENT OF ASH WARD TO FORM OFFICE ACCOMMODATION. PROVISION OF RAMPED ACCESS INTO BUILDING AND EXTERNAL PORCH
K/20918 - Full planning permission Decision - Approve with Conditions Date: 30/11/1993 – REFURBISHMENT OF ASH WARD, CHANGE OF USE TO OFFICES, PROVISION OF RAMPS. PROVISION OF EXTERNAL LOBBY ON GROUND FLOOR
19/03923/TPO - Work to TPO Trees Decision - Approve with Conditions Date: 4/6/2019 – Various tree works as per the survey document attached
20/10234/LBC - Listed building consent Decision - Approved Date: 9/3/2021 – Stonework repairs and renewals.
ENQ/2023/01473 - Pre-Application enquiry Decision - Pre-App Response Date: 27/11/2023 – Repair/replacement of windows
K/20092 - Full planning permission Decision - Approve with Conditions Date: 28/4/1993 – CHANGE OF USE TO OFFICES

K/46182 - Full planning permission Decision - Refused Date: 29/10/2003 – Replacement of existing windows with new double glazed wooden sash windows with rationalised fenestration.
K/50639/F - Full planning permission Decision - Refused Date: 15/9/2004 – Replacement of existing windows with double glazed wooden sash windows
K/50640/LBC - Listed building consent Decision - Refused Date: 17/9/2004 – Replacement of existing windows with double glazed sash windows
K/51324/F - Full planning permission Decision - Refused Date: 19/1/2005 – Replacement of existing windows with single glazed wooden sash windows
K/51329/LBC - Listed building consent Decision - Refused Date: 19/1/2005 – Replacement of existing windows with single glazed wooden sash windows
K/54676/LBC - Listed building consent Decision - Refused Date: 3/8/2006 – Installation of secondary glazing to windows.
K/54706/LBC - Listed building consent Decision - Approve with Conditions Date: 4/8/2006 – Repair/refurbishment of existing metal sash windows.
K/78/0839 - Full planning permission Decision - Approved Date: 5/1/1979 – Provide sanitary annexes to Elm/Ash wards
PL/2022/07443 - Full planning permission Decision - Approve with Conditions Date: 5/1/2023 – Proposed new bike store
PL/2026/01942 - Listed building consent (Alt/Ext) – Replace the front door with a faithful copy of the existing.
17/00946/ENF - Non- compliance with S106 agreement K/33069 - regarding Appendix C - grass cutting - Former Roundway Hospital Green lane Devizes Wiltshire – Replace the front door with a faithful copy of the existing.

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.

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

Devizes Town Council - no objection to this application

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 short statement which includes a Heritage Statement and Existing Joinery Condition Statement. Whilst this is brief and includes limited information or assessment of the significance of the building, the proposals are modest on this occasion and easily understood.

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. The Victorian asylum hospital is also important for its communal value based on the moral treatment principles of providing a safe, rehabilitative environment through a combination of physical care, occupation, and a structured daily routine.

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.

No 11 Chapel Court is a two-storey terraced dwelling. It is part of the Roundway Asylum Hospital. Roundway was original built as an asylum in 1849 and extended at various points thereafter. The hospital was converted to the existing range of dwellings following Planning and Listed Building Approval on 1997.

The proposal is to replace the existing front doors to match the existing.

From assessing the age of the front door, this appears to be modern and date back to the time of the conversion works in the late 1990's. The frame of the door has warped over time and the door leaf itself has split. Various attempts at repair have been made to repair the door over time however none have been successful. The door is no longer a weather tight fit within the frame.

The replacement of the door on a like for like basis will have no harmful impact to the significance of the designated heritage asset.

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. WA5 – LBC Commence within 3 years

2. WM13 – Approved Plans:

Location Plan – dated 23/03/2026

Site Block Plan - Existing and Proposed – dated 23/03/2026

Floorplan - Ground Floor - Existing and Proposed – dated 23/03/2026

Front Door Drawings - External and Internal - Existing and Proposed – dated 23/03/2026

Front Door Sections - External and Internal - Existing and Proposed – dated 23/03/2026