

Wiltshire Council Planning Consultation Response

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Application No: PL/2026/02201 (LBC) and PL/2026/02019 (PP)
Removal of existing rear lean-to and construction of a new single-storey rear extension with flat roof lights and tile cladding with minor internal alterations.
9 Polebarn Road, Trowbridge

Please find following comments in respect of the above application(s).

Recommendations:

☐	No comment
☐	Support in principle subject to amendments to the scheme (as set out below)
☐	Support subject to conditions (as set out below)
☐	Object (for reasons set out below)
☒	No objections

Scope of comments: the following comments relate to the built historic environment.

National Policy and guidance: 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. Sections 16 (LBC) and 66 (PP) require that **special regard** be given to the desirability of preserving (n.b. the words 'or enhancing' intended to be added in due course under the Regeneration and Levelling Up Act 2023 but not yet enacted) 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.

The NPPF outlines government policy, including its policy 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 214-16 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 should 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.

Chapter 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

Local Policy: The Council's Core Strategy Policy CP58 '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."

Wiltshire Council's Core Strategy Policy CP57 '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.

Proposal: the proposal involve the removal of an existing modern lean-to extension and its replacement with a flat-roofed extension.

Relevant planning history:

W/93/00261/FUL – single storey rear extension

W/93/00262/LBC - demolition of lean-to and replacement with new rear single storey extension

W/95/00137/LBC demolition of lean-to and replacement with new rear single storey extension

Issues: impact on the listed building, impact on the setting of neighbouring listed buildings, impact on the conservation area.

Information considered/provided: 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 applications are accompanied by a "Design 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.

Significance of assets and contribution of setting (as appropriate): The NPPF defines significance 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 assesses significance in a similar manner, referring to evidential, historic, aesthetic and communal values of a place.

The interest may be architectural, or historic as set out in the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 S 1.

In this case the significance of the building lies largely with its historic fabric and architecture - its form, layout and architectural expression/detailing which have significant aesthetic and architectural interest in combination with the neighbouring dwellings, with which it forms a designed group. This group makes a strong contribution to the character of the conservation area. The list description reads as follows:

POLEBARN ROAD 1. 5411 (South West Side) Nos 8 to 15 (consec) ST 8557 7/42A II GV

2. Mid/late C19. 2 blocks of small houses. 2 storeys. Ashlar stone. String at 1st floor level. Slate roof with projecting eaves. Symmetrical design. Double gabled fronts of 4 windows and pair of central doors in plain pediment porches. The outer ground floor windows tripartite with stone millions. Nos 8, 9 and 11 glazing bar sashes, the rest late glazed sashes and later casements. The side wings have central doors.

Rosefield Cottage and wall, Rosefield and Homefield with gatepiers and gates wall between Rosefield and Police Station form a group with Nos 1 to 15 (consec).

The rear of the building has, however, been compromised by extension and alteration during the modern period and is of lesser interest. In particular, the current rear extension which appears to roughly reflect the existing extension indicated in the 1990s applications (which appear not to have been implemented), is of poor quality and appearance and no significance.

Assessment: the current rear extension is of no interest or significant and there is no objection to its removal and, in principle, to its replacement with a structure of similar size and mass which is constructed in higher quality materials and to better thermal standards etc.

The proposed reconfiguration and slight widening of the rear doorway from the main house to create connection with the new extension involves an alteration to the historic rear elevation of the house, however the supporting Statement notes that the ashlar blocks removed from one side will be re-used on the other and, taking into account the previous alteration and lesser significance of this elevation, I agree with the position set out in the Statement that any harm will be limited and outweighed by the benefits of replacing the existing poor quality structure and by the rationalisation of services etc.

Elsewhere, the impact of the replacement structure on the existing host and neighbouring buildings will be no greater than those from the existing structure, but with the benefits of the improved design and materials.

Summary & 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 result in a small level of harm to the building via the alterations to the rear door to the historic structure. However, this is mitigated to an extent via the retention and reuse of some of the fabric. It is also the case that paragraph 215 allows that a level of harm may be offset by public benefits, which could include conservation benefits, and in this case the proposals will also result in a modest heritage benefit by virtue of the proposed investment in the upgrading of an existing established extension which will help to secure the future of the building in good repair and viable use. It is therefore considered that the requirements of current conservation legislation, policy or guidance are met and there is no objection to the approval of the applications.

Suggested condition:

The proposed commitment to retention and reuse of the historic ashlar block walling should be secured via the addition of a condition on the LBC requiring that:

The historic stonework removed during the relocation of the rear door opening shall be retained and re-used so far as possible in the reconfiguration of the door opening.

REASON: in the interest of retaining the maximum of historic fabric.

In this case the window/door details are relatively standard and no further details are required. The glazed tiles are also self-explanatory and will be an improvement on the current material detail so no additional condition is required.