

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/09900
APPLICATION TYPE:	Listed Building Consent (Alt/Ext)
SITE ADDRESS:	Wansdyke House, 13 Wilsford, Pewsey SN9 6HB
DESCRIPTION OF WORKS:	Internal alterations, rooflight replacement, repointing
RECOMMENDATION:	Approve

SITE DESCRIPTION/CONTEXT

Wansdyke House is a grade II listed building fronting the street in the Wilsford Conservation Area.

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

House. 1819. Brick with tiled roof. Two storeys, 2 bays, with C20 third bay added on left. Good central 6-panelled door with frame in brick rebates, and unglazed radial fanlight. Curved hood on brackets. Casement windows with gauged flat brick lintels. Panel over door has datestone and initials W. W.D 1819. Stack to right gable.

Listing NGR: SU1008957221



Google 2025.

It is attached by an historic infill side extension to the west to the grade II listed 14&15.

The original symmetrical two bay cottage had another bay added in the C20 before listing in 1986; another two storeyed structure to the rear was added later.



The garden room to the rear was granted consent in 2017.

RELEVANT PLANNING HISTORY

K/13686 & K/13687/L First floor extension and internal modification. Approved 14/03/1989

17/11626/LBC Alterations including erection of single storey rear extension and insertion of roof light. Approved 01/03/2018

PROPOSAL

Minor internal alterations, new conservation roof lights and external re-pointing.

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).

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. Impact on the character and appearance of the conservation area.

CONSULTATION RESPONSES

Wilsford Parish Council – "Preservation of dark skies: The Parish Council requests a lighting mitigation condition should permission be granted. This ensures the applicant is formally mindful of their contribution to the local night-time environment".

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 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.

None received.

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.

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.

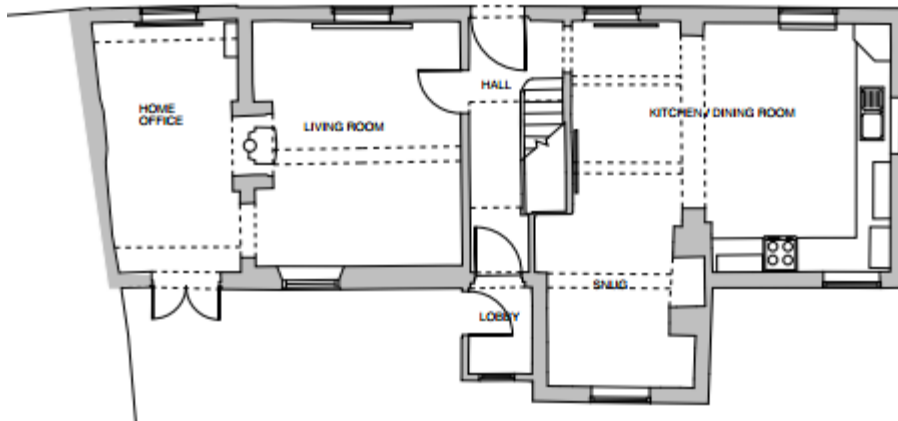
This assessment is grounded in the statutory duty under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special regard to be given to the desirability of preserving the building and its features of special interest. It is also informed by national policy, particularly paragraphs 199–208 of the National Planning Policy Framework (NPPF), and relevant local heritage policies and guidance.

The building's heritage significance lies primarily in its origin as a small vernacular village cottage of early C19 date, well-built of Flemish bond brick and with gauged brick window arches, a relatively extravagant feature. Its form and presentation to the street offer the majority of interest, however the fireplace in the kitchen is a notable feature, although rather rustic and altered:

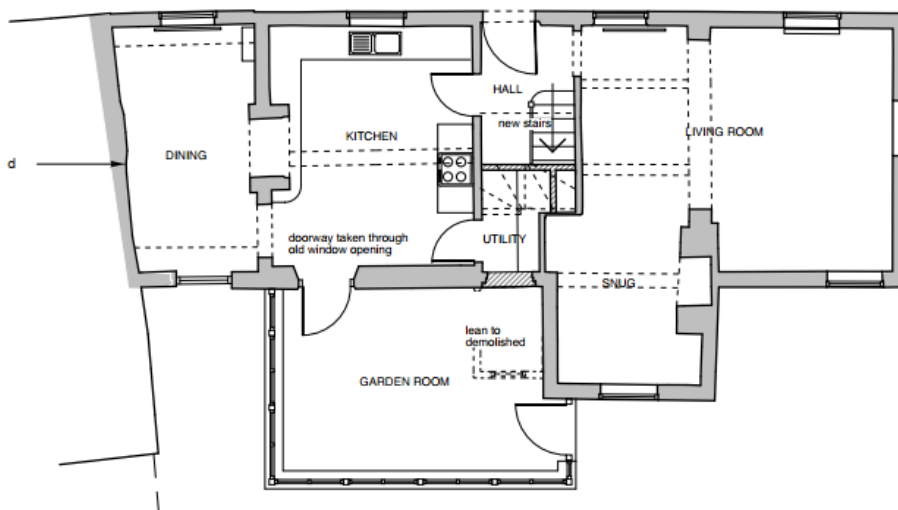
The proposal is to remove a section of internal wall between the kitchen and the recently built dining room, and to add three rooflights to the dining room's pitched slate roof. The western gable above the study is to be repointed.



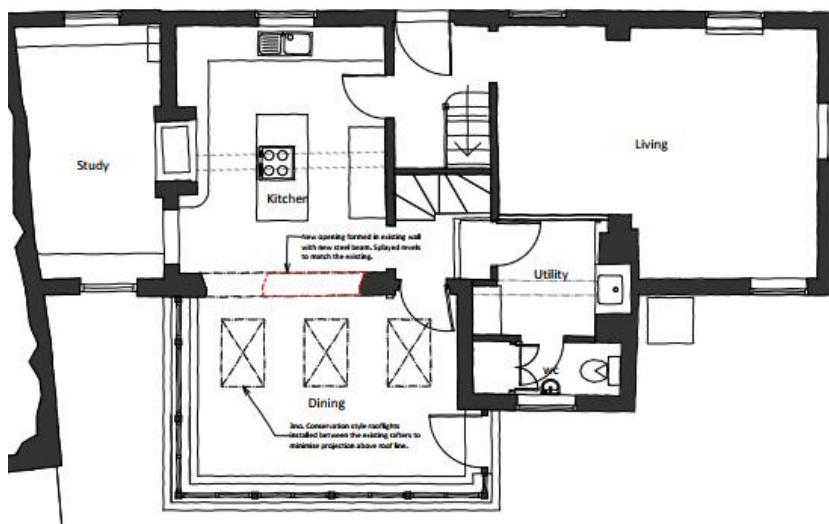
With regard to formation of an enlarged opening into the garden room, the loss of a section of the original wall is a matter warranting scrutiny. The pre-garden room plan shows the original central hallway linking front and rear doors. The added eastern bay is clearly legible, as is the study's position behind the stack. The eastern timber frame of 14 is exposed within the study.



Pre-garden room, as existing in 2017.



As approved 2017. Note the replacement stair and blocking of the central hallway, new opening at SE of kitchen and window to door conversion in south. The southern door of the hallway has not been blocked up and therefore offers a second route into the garden room.



Proposed in this application.

Prior to 2017, the kitchen was a living room, apparently little altered, although the fireplace appears to have been knocked through prior to that date, and the arched doorway linking the kitchen and study appears to be mid-later C20 in form. The kitchen now has four doorways, a large double-sided fireplace, and retains little of the character of a reception room. Modern finishes, understood from the 2017 officer's report to have been part of an essential range of repairs hide most historic fabric – a central beam with label stops and the fireplace (which would have been plastered) survive. Opening up of the rear wall has shown that it is C19 brickwork, rendered on the outside (now within the garden room) and concealed by modern lining board and gypsum plaster internally.

The loss of the proposed section of wall would be a loss of original fabric. The original dimensions of the space would remain entirely discernible with the necessary downstand over the opening, while the fireplace and beam would be unaffected. There would remain sufficient division of the spaces that there would not be a dramatic impact on the circulation of the building. In light of the degree of earlier alterations, it is considered that removal of this section of wall would not cause significant harm to the listed building. The benefits of the works would be the improved light to the kitchen via the rooflights and opening, and the usability of the garden room as a dining space, itself quite modest of its kind. These benefits contribute to the viability of the building, one of the aims of the NPPF.

The rooflights would not be visible from the public realm and would not cause any harm to the character or significance of the building.

The western gable has previously had areas of repointing with a hard cement mortar. The proposal is to remove this carefully and repoint to match. This is not a large area and the applicant understands the need to do the work carefully. This work is considered acceptable without further intervention.



Impact on Ecology

While Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 do not explicitly reference protected species, Local Planning Authorities have a statutory duty to consider potential impacts on protected species when determining applications. This responsibility arises from broader environmental legislation and national planning policy, and must be taken into account where relevant.

		Y / N / NA
(a)	Does the site or proposed development possess/impact on any of the features where protected species are likely to be present (assessed against Natural England's standing advice) and where species are likely to be found?	NA
(b)	If yes, has a protected species survey been submitted?	
(c)	If yes, does the survey show a detailed consideration of ecological impacts, wildlife mitigation and the creation, restoration and enhancement of wildlife corridors to preserve and enhance biodiversity in accordance with the standing advice?	

Comments (if any):

CONCLUSION

The proposed works would cause very modest harm to the character and significance of the listed building but this is considered to be outweighed by the public benefits, in accordance with the aims of section 16 of the Act and the NPPF. There would be no impact on the conservation area, in accordance with the aims of section 72 of the Act and the NPPF.

RECOMMENDATION:

That Listed Building Consent be APPROVED

Conditions

LB 3 years

Plans/docs