

# Planning Statement Chippenham Community Hospital



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## 1. Introduction

- 1.1 This Planning Statement has been prepared by NHS Property Services ('the applicant') in support of a full planning application and listed building consent submitted to Wiltshire Council, via the Planning Portal, for works at Chippenham Community Hospital, Rowden Hill, Chippenham, SN15 2AJ ('the Site')
- 1.2 NHSPS manages, maintains, and improves NHS properties and facilities, working in partnership with NHS organisations to create safe, efficient, sustainable, and modern healthcare environments. NHSPS has a clear mandate to provide a quality service to its tenants and minimise the cost of the NHS estate to those organisations using it. Any savings made are passed back to the NHS.
- 1.3 The application proposes the re-fenestration of the central block at Chippenham Hospital to include the replacement of non-original windows and selected doors at the Grade II listed hospital, including refurbishment of original windows.

### Submitted Plans and Documents

- 1.4 This Planning Statement should be read in conjunction with the full suite of plans prepared by Kendal Kingscott and other reports provided alongside this submission, which includes:
  - Completed and Signed Application Form, Ownership Certificate, CIL Form, prepared by NHSPS
  - Plans and drawings, prepared by Kendall Kingscott:
    - Location Plan (241381-CWR-KK-XX-XX-DR-AT-1001-P01)
    - Existing Site Block Plan (241381-CWR-KK-XX-XX-DR-AT-1002-P01)
    - Proposed Site Block Plan (241381-CWR-KK-XX-XX-DR-AT-1101-P01)
    - Existing Ground and 1st Floor Plans (241381-CWR-KK-XX-XX-DR-AT-1010-P01)
    - Existing Elevations Sheet 1 (241381-CWR-KK-XX-XX-DR-AT-1011-P01)
    - Existing Elevations Sheet 2 (241381-CWR-KK-XX-XX-DR-AT-1012 – P01)
    - Proposed Ground and 1st Floor Plans (241381-CWR-KK-XX-XX-DR-AT-2101-P01)
    - Proposed Elevations Sheet 1 (241381-CWR-KK-XX-XX-DR-AT-1301-P01)
    - Proposed Elevations Sheet 2 (241381-CWR-KK-XX-XX-DR-AT-1302-P01)
    - Octagon Entrance Door; Existing and Proposed (241381-CWR-KK-XX-XX-DR-AT-1303-P01)
    - Proposed Window Types Sheet 1 (241381-CWR-KK-XX-XX-DR-AT-1501-P01)
    - Proposed Window Types Sheet 2 (241381-CWR-KK-XX-XX-DR-AT-1502 P01)

- Proposed Window Types Sheet 3 (241381-CWR-KK-XX-XX-DR-AT-1503 P01)
- Proposed Door Types and Schedule 1 (241381-CWR-KK-XX-XX-DR-AT-1504-P01)
- Proposed Door Types and Schedule 2 (241381-CWR-KK-XX-XX-DR-AT-1505 P01)
- Proposed Window Schedule (241381-CWR-KK-XX-XX-DR-AT-1506-P01)
- Design and Access Statement (April 2026), prepared by Kendall Kingscott
- Heritage Statement (May 2026), prepared by Avalon Planning & Heritage.

1.5 Payment of the application fee has been made via the Planning Portal.

### Structure of the Planning Statement

1.6 This Statement sets out the relevant planning background to the proposal, provides a detailed consideration of the planning merits of the development and an analysis of the Local Development Plan and an assessment of national planning policy.

1.7 The remainder of this Statement is structured as follows:

- Section 2 sets out the relevant background to the application.
- Section 3 outlines the full details of the proposed development.
- Section 4 details the relevant planning policies and National, Local and Neighbourhood levels against which the application should be determined.
- Section 5 provides a planning assessment of the proposals.
- Section 6 provides a summary.

## 2. Background

### Site and Surroundings

- 2.1 The application site forms part of Chippenham Community Hospital, located within Chippenham, Wiltshire. The wider site comprises a series of connected buildings ranging from one to two storeys, providing healthcare services under Use Class C2, together with associated car parking.
- 2.2 Vehicular and pedestrian access to the hospital is provided via St Francis Avenue to the north, with additional pedestrian access to the south via Rowden Road. The Site is also accessible by public transport, with bus stops situated to the north-west along Bath Road, approximately 200m from the Site. Chippenham Railway Station is located approximately 1.3km north-east of the Site, equating to around a 20-minute walk or a 9-minute bus journey.
- 2.3 Chippenham Community Hospital is a Grade II Listed Building (List Entry: 1267929). Originally constructed as a warehouse in 1858, the building now operates as a hospital. Owing to its use as a hospital, the original buildings have been adapted and extended during the twentieth and twenty-first centuries in an incremental and ad hoc manner.
- 2.4 This application relates to the Central Block, which is located centrally within the wider hospital site (see Figure 1). The Site comprises a two-storey building with both flat and gabled roof, including small pavilion extensions to the east and along the northern elevation.

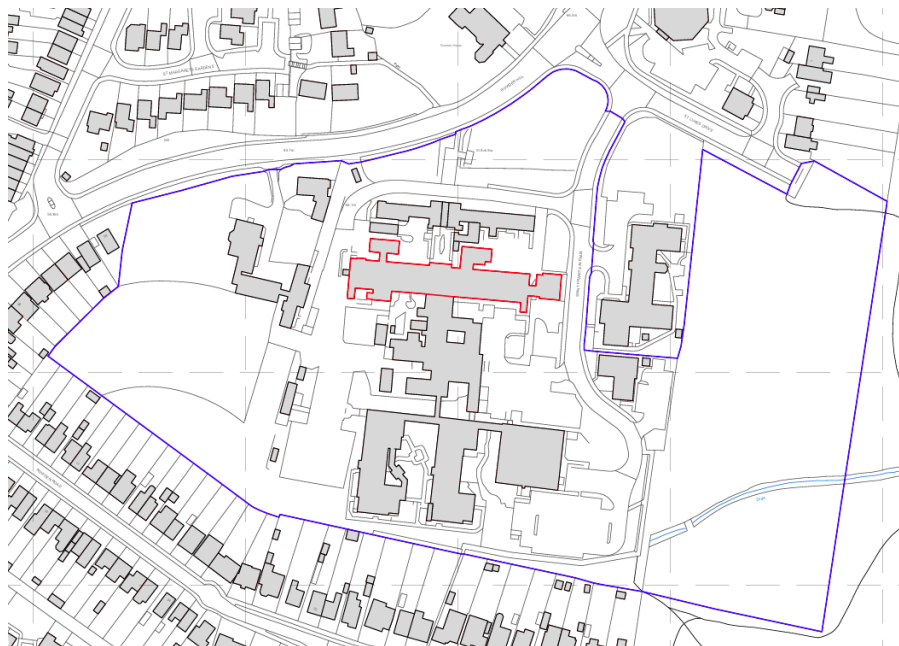


*Figure 1 : Site Location Plan*

- 2.5 The surrounding area comprises predominantly detached and semi-detached dwellings of varying architectural styles, together with a greenfield area to the east of the Site.

### **Site Designations**

- 2.6 The Site is located within the settlement boundary for Chippenham, which is designated as a Principal Settlement in the Wiltshire Core Strategy.
- 2.7 The hospital in of itself is a Grade II listed building officially named “Front and main rear range of St Andrews Hospital and attached walls” by Historic England (List no. 1267929). These identified listed buildings are named St Margarets convent and attached walls (list no. 1267966), number 51 and attached walls and gate piers (list no. 1267965), Wiltshire area health authority headquarters (list no. 1267928), and the railway bridge over bath road (List no. 1268170).
- 2.8 The Site’s listing is primarily owing to its architectural value and historic interest, reflective of the Tudor Revival and Dutch Renaissance architecture styles. One of the key distinctive features of the building finds original cast iron casement windows with hexagonal lights located on the northern elevation of the central octagon – which remains as the principal pedestrian entrance. With the exception of the original cast iron casement windows, the remaining windows have no historic or architectural interest.
- 2.9 The Site does not fall within a Conservation Area though it is it located immediately outside of the Rowden Conservation Area which extends to the east and encompasses Rowden Manor and land surrounding it.
- 2.10 The Council’s Strategic Flood Risk Assessment (SFRA) indicates that the site is at low risk of surface and ground water flooding. The site is wholly within Flood Zone 1.

### **Planning History**

- 2.11 A search of Wiltshire Council online planning portal has been undertaken for the Site.
- 2.12 The site is subject to an extensive planning history in relation to its use as a hospital.
- 2.13 The most recent is an application for the demolition and relocation of the Physiotherapy Department (refs: PL/2023/09472 and PL/2023/09755) which included remodelling and works to the roofs of the adjacent pitched ranges, and which provides precedent for the specification here.

2.14 Applications of relevance are set out in the table below:

| Planning Application Ref. | Planning proposal                                                                                                                                                                                                                                                                        | Decision and Date                     |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| PL/2025/07320             | Works to Rose Cottage to provide a new medical gas storage facility; demolition of the existing gas bottle storage building; and extension of the existing car park to provide additional visitor bays alongside a bespoke parking space for a new breast screening service mobile unit  | Approve with conditions<br>10/03/2026 |
| 25/00402/LBC              | Consent for internal alterations to the existing ground floor East Wing Building and Main Entrance Reception to include partition reconfiguration; replacement/provision of new internal doors; internal fittings, fixtures, equipment & finishes and mechanical and electrical upgrades | Approve with conditions<br>16/04/2025 |
| PL/2023/09755             | Demolition and relocation of the Physiotherapy Department plus associated remodelling and refurbishment works                                                                                                                                                                            | Approve with Conditions<br>09/01/2024 |
| PL/2023/09472             | Demolition and relocation of the Physiotherapy Department plus associated remodelling and refurbishment works                                                                                                                                                                            | Approve with Conditions<br>09/01/2024 |
| PL/2021/10943             | Conservatory replacement and new roof void access within listed building                                                                                                                                                                                                                 | Application approved<br>24/05/2022    |
| PL/2021/11140             | Conservatory replacement and new roof void access within listed building                                                                                                                                                                                                                 | Application approved<br>24/05/2022    |
| 12/00672/LBC              | External repairs and decorations to external elevations of the Main Block, Physiotherapy Block, Building 5, Audiology and the West Wing                                                                                                                                                  | Application approved<br>17/04/2012    |
| 05/00512/FULL             | Conversion of an existing window to a pair of casement doors and construction of a concrete ramp and landing                                                                                                                                                                             | Application approved<br>08/04/2005    |
| 05/00511/LBC              | Conversion of an existing window to a pair of casement doors and construction of a concrete ramp and landing                                                                                                                                                                             | Application approved<br>08/04/2005    |
| 04/84955/LBC              | Consent to replace existing timber sliding sash windows with plastic double glazed sliding sash windows adjacent to east stairwell.                                                                                                                                                      | Refused at Appeal<br>31/05/2005       |
| 04/84954/LBC              | Consent to replace existing timber sliding sash windows with plastic double glazed sliding sash windows adjacent to east stairwell.                                                                                                                                                      | Refused at Appeal<br>31/05/2005       |

|                |                                                                                                                                                                                                                                                  |                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| N/04/03475/LBC | Replace Existing Wooden Doors and Frame with New Bi-Fold Doors Which Open Automatically                                                                                                                                                          | Withdrawn 06/04/2005               |
| 04/00548/FULL  | Construction of a single storey dining room extension.                                                                                                                                                                                           | Application refused<br>23/09/2004  |
| 04/00582/LBC   | Construction of a single storey dining room extension.                                                                                                                                                                                           | Application refused<br>23/09/2004  |
| 96/74537/LBC   | Internal alterations, demolition of rear wings & single storey buildings to front. Alterations to elevations including fire escape. New entrance building/walkways/theatre wing to Eye Unit, glazed atrium to outpatients, access/service roads. | Application approved<br>04/12/1996 |

### 3. Proposed Development

- 3.1. The proposals seek Listed Building Consent and Planning Permission for the replacement of all non-original windows and a select number of doors to Chippenham Community Hospital.
- 3.2. The existing building features predominantly silver anodised aluminium windows, alongside a number of Crittall-style metal (steel) windows installed as part of 20th century extensions. External doors comprise a mix of flush steel, glazed timber, and glazed aluminium units.
- 3.3. The proposed works include the comprehensive replacement of windows across the main block, with the exception of a small number of original windows identified as being of architectural significance. These comprise eight painted steel casement windows with distinctive hexagonal lights, which will be retained in situ. These windows will be carefully cleaned and repainted in a colour to match the existing finish, thereby preserving their contribution to the character and significance of the listed building.
- 3.4. All remaining windows, predominantly late 20th-century aluminium and steel units and considered to be of no heritage significance, will be removed and replaced.
- 3.5. In total, 181 no. windows will be replaced on a like-for-like basis with new thermally efficient metal casement windows. No alterations are proposed to the existing structural openings. The proposed replacement windows have been designed with slim metal frames and glazing bars to minimise sightlines and to better reflect the proportions and appearance of the building's historic fabric. This approach ensures that the stone dressings to the original window openings remain exposed and continue to form the primary visual focus.
- 3.6. The application also includes the removal and replacement of 17 no. external doors. With the exception of the entrance doors to the octagon (D 00.05), the existing doors are of limited architectural merit and date from the late 20th century. The replacement of door D 00.05 is required to facilitate the safe and efficient movement of staff, patients, and visitors, and is assessed in detail within the accompanying Heritage Statement.
- 3.7. For further details of the proposed works please refer to the submitted Design and Access Statement and supporting drawings.

## 4. Planning Policy

- 4.1. This section of the report highlights those development plan policies which are relevant to the proposed development as well as other planning documents representing 'material considerations'. The specific implications of these policies/documents are then addressed in Section 5 of this statement, which carries out a planning assessment of the proposals.
- 4.2. Section 38(6) of the Planning and Compulsory Purchase Act requires planning applications to be determined in accordance with the adopted development plan unless 'material considerations' indicate otherwise.
- 4.3. The adopted development plan for Wiltshire Council comprises the following:
  - Wiltshire Core Strategy 2011-2026 (adopted January 2015)
  - 'Saved' Policies of North Wiltshire Local Plan 2011 (adopted June 2006, 'saved' 2009)
  - Chippenham Site Allocations Plan (adopted May 2017)
  - Chippenham Neighbourhood Plan 2023-2038 (made May 2024)

### The Development Plan

#### **Wiltshire Core Strategy 2011-2026**

- 4.4. Wiltshire Core Strategy was adopted in January 2015, replacing the South Wiltshire Core Strategy and a number of saved policies from the former district local plans. It provides the overarching strategic planning framework for the area up to 2036. The following policies are considered to be of relevance to the proposed development:
  - Core Policy 1: Settlement Strategy
  - Core Policy 10 Spatial Strategy: Chippenham Community Area
  - Core Policy 41: Sustainable Construction and Low-Carbon Energy
  - Core Policy 57: Ensuring High Quality Design and Place Shaping
  - Core Policy 58: Ensuring the Conservation of the Historic Environment

#### **North Wiltshire Local Plan 2011**

- 4.5. The former North Wiltshire District Council adopted the North Wiltshire Local Plan in 2004. Wiltshire Council has inherited the local plans produced by the former district councils in Wiltshire and have continued to save certain policies until replaced by policies in a subsequent plan.

### **Chippenham Neighbourhood Plan 2023-2038**

- 4.6. The Chippenham Neighbourhood Plan (CNP) was made in 2024 and forms part of the statutory development plan. The Plan sets out locally specific planning policies across a range of topic areas, including sustainability and climate change, green and blue infrastructure, housing, the town centre, transport, community infrastructure, and the local economy.

### **Other Material Considerations**

#### **National Planning Policy Framework (December 2014, revised February 2025)**

- 4.7. The National Planning Policy Framework (NPPF) was updated in December 2024 and sets out the Government's overarching economic, environmental and social planning policies for England, and how these should be applied. While the NPPF does not alter the statutory status of the Development Plan as the starting point for decision-making, it remains a material consideration in the determination of planning applications.
- 4.8. The NPPF states that the purpose of the planning system is to contribute to and aid in the achievement of sustainable development. The NPPF asserts that the planning system should carry a "presumption in favour of sustainable development" – a golden thread running through the creation of development plans and in the decisions taken by local planning authorities when determining planning applications.
- 4.9. Section 16 of the NPPF ("Conserving and enhancing the historic environment") sets out national policy relating to the conservation of heritage assets and the need to balance their protection with sustainable development.
- 4.10. Paragraphs 213–215 require local planning authorities to take a balanced approach to decision-making, weighing any harm to the significance of a designated heritage asset against the public benefits of the proposal.
- 4.11. Paragraph 210 requires local planning authorities to have regard to the desirability of sustaining and enhancing the significance of heritage assets, and ensuring that new development makes a positive contribution to local character and distinctiveness.

**Planning Practice Guidance**

- 4.12. The Planning Practice Guidance ('PPG') provides further context to national policies set out within the NPPF and comprises a material consideration in the determination of planning applications.

**Supplementary Planning Documents**

- 4.13. The adopted development plan is supported by a suite of Supplementary Planning Documents and Supplementary Planning Guidance to provide further guidance for certain types of development. Those of relevance to the Proposed Development include:

- Wiltshire Design Guide (adopted April 2024)

**Biodiversity Net Gain**

- 4.14. BNG is an approach to development that makes sure that habitats for wildlife are left in a measurably better state than they were before the development. BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).
- 4.15. This means that development must deliver a BNG of 10% which means that development will result in more or better-quality natural habitat than there was before development.

**Draft National Planning Policy Framework (December 2025)**

- 4.16. In December 2025 the Draft Framework was released for consultation. It proposes fundamental changes to the current Framework and one of its' main aims is to significantly boost the supply of homes in light of the Labour Government's pledge to provide 1.5 million homes within the first 5 years of coming into power.
- 4.17. The Ministry of Housing, Communities and Local Government website states responses to the consultation will be collected and analysed by Summer 2026 with the document likely to be adopted shortly thereafter.

**Draft Wiltshire Local Plan**

- 4.18. The examination of the emerging Wiltshire Local Plan has been paused and the weight to be afforded to any part of the emerging can be no more than very limited. A decision on how to proceed shall be made by the Council in May 2026.

## 5. Planning Assessment

- 5.1. This section assesses the proposed development against the adopted Development Plan and other material considerations. It evaluates the scheme in relation to key planning issues and demonstrates how the proposal aligns with both local and national planning policy objectives. The analysis considers relevant policies and guidance supported by reference to material considerations that inform the overall planning balance.

### Principle of Development

- 5.2. The Site is located within the defined settlement boundary of Chippenham, which is identified as a Principal Settlement and a key focus for future growth within the Wiltshire Core Strategy.
- 5.3. Within such locations, the principle of development, including community uses and associated infrastructure is acceptable. The proposals relate to the replacement and refurbishment of existing windows and doors within an established hospital complex and are clearly intended to support and enhance its ongoing use.
- 5.4. The principle of alterations to existing buildings is therefore acceptable, subject to compliance with relevant development plan policies. In this instance, the key considerations relate to design and heritage.

### Heritage and Design

- 5.5. Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a statutory duty on decision makers in considering whether to grant consent for works that affect a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 5.6. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for works which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 5.7. Chapter 16 of the National Planning Policy Framework (NPPF) ('Conserving and Enhancing the Historic Environment') provides the Government's overarching policy on heritage assets.

- 5.8. Paragraph 207 requires applicants to describe the significance of heritage assets affected by a proposal, including any contribution made by their setting. In this instance, a Heritage Statement has been submitted to accompany the application, providing an assessment of the significance of relevant assets and the impact of the proposals.
- 5.9. Paragraph 210 requires local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets, and for new development to make a positive contribution to local character and distinctiveness.
- 5.10. Paragraphs 213–215 establish that where harm to a heritage asset is identified, this should be weighed against the public benefits of the proposal, ensuring a balanced planning judgement.
- 5.11. In addition, Paragraph 124 highlights that the Government attaches great importance to the design of the built environment, emphasising that good design is fundamental to sustainable development.
- 5.12. At a Local Level, Core Policy 57 (Ensuring High Quality Design) requires a high standard of design in all development proposals. Development should respond positively to the existing context, including the value of the natural and historic environment, and demonstrate how it will make a positive contribution to local character. Proposals are expected to address matters such as layout, built form, scale, massing, materials, and streetscape to ensure they integrate effectively within their surroundings.
- 5.13. Core Policy 58 (Ensuring the Conservation of the Historic Environment) states that development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved and where appropriate enhanced in a manner appropriate to their significance including buildings and structures of special architectural or historic interest.
- 5.14. Regard has also been had to the Chippenham Neighbourhood Plan (2023–2038) and the associated Chippenham Design Guide. These documents emphasise the importance of high-quality, contextually responsive design which reflects the distinctiveness of the site and its surroundings.

- 5.15. The proposals have been informed by a detailed Heritage Statement which assesses the significance of the listed hospital building and the contribution made by its existing fabric, including the windows and doors.
- 5.16. The assessment confirms that, with the exception of the original windows to the octagon and a single surviving original window on the south elevation (both of which are to be retained and repainted), the existing windows do not contribute to the building's heritage significance. As such, their replacement will not result in harm to the significance of the listed building. Instead, the proposed re-fenestration will deliver modest heritage benefits through the introduction of a more unified and coherent fenestration design across the building.
- 5.17. The replacement windows have been carefully designed to respond sympathetically to the architectural character of the hospital, ensuring that the overall appearance of the building is preserved and enhanced. In addition, the proposals will deliver environmental benefits through improved energy efficiency and thermal performance, contributing positively to the building's long-term conservation and sustainable operation.
- 5.18. A limited degree of less than substantial harm has been identified in relation to the replacement of a small number of doors to the octagon. However, this intervention is necessary to facilitate the safe and efficient movement of wheeled beds and medical equipment and is therefore essential to support the continued use of the building as a healthcare facility, which represents its optimum viable use. The design of the replacement doors has sought to minimise harm as far as practicable.
- 5.19. The proposed replacement doors are in a sympathetic style; remaining two-leaf but with the sidelights removed to create a wider opening. The fanlight will remain above. A slender glazing bar has been incorporated into the design to demarcate the original of the sidelights, with the glazing bar extending into the fanlight above. The modest degree of harm has been minimised as far as possible through thoughtful design.
- 5.20. In accordance with the requirements of the NPPF, this limited harm is clearly outweighed by the public benefits of the scheme. These include the continued provision of healthcare services, improvements to accessibility and functionality, and enhanced environmental performance.

- 5.21. Due to the secluded nature of the site and context within a busy hospital complex, no elements of the development are considered to be of a scale, design or appearance that would be unacceptable when assessed against the requirements of policy CP57 of the Wiltshire Core Strategy, Chippenham Neighbourhood Plan and the associated Chippenham Design Guide.
- 5.22. Overall, the proposals will preserve the significance of the listed building in accordance with the statutory duties set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 and align with Core Policy 57 and 58 of the Wiltshire Core Strategy. The development therefore accords with the relevant provisions of the Development Plan and the guidance contained within the NPPF.

### Neighbouring Amenity

- 5.23. Paragraph 135 of the NPPF seeks for development to create a high standard of amenity for existing and future occupiers.
- 5.24. Policy CP57 (Ensuring High Quality Design & Space Shaping) of the Core Strategy requires development to ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensuring that appropriate levels of amenity are achievable within the development itself.
- 5.25. The external works proposed are restricted to the works as described in this statement and the supporting information submitted. The proposals do not include any additional built form, and no changes are proposed to the operation of the facility.
- 5.26. Owing to the location of the external works within the site and the distances from the boundaries and locations of neighbouring dwellings, it is considered that the works would have no tangible effect on amenity spaces available for the enjoyment of local residents.
- 5.27. The proposed development is therefore considered to be in accordance with Paragraph 135 of the NPPF and Local Policy CP57.

### Biodiversity Net Gain

- 5.28. From 2 April 2024, minor planning applications are subject to the mandatory 10% Biodiversity Net Gain (BNG) requirement except where exemptions apply, as set out in the Biodiversity Gain Requirements (Exemptions) Regulations 2024 ("the Regulations").

- 5.29. Under Regulation 4, the 'de minimis exemption', the biodiversity gain planning condition does not apply in relation to a planning permission where two conditions are met.
- 5.30. The first condition is that the development does not impact an onsite priority habitat.
- 5.31. The second is that the development impacts:
- a) Less than 25 square metres of onsite habitat that has biodiversity value greater than zero; and
  - b) less than 5 metres in length of onsite linear habitat.
- 5.32. The proposed development relates to the replacement and repair of existing windows within the hospital building. There are no onsite priority habitats, and the works would not result in the loss of more than 25 square metres of habitat with a biodiversity value above zero, nor would they affect more than 5 metres of onsite linear habitat. The development therefore meets both criteria under Regulation 4, and accordingly the de minimis exemption applies.

## 6. Conclusion

- 6.1. This application seeks Listed Building Consent and Planning Permission for the replacement of all non-original windows and a limited number of external doors at Chippenham Community Hospital.
- 6.2. The proposals set out within this supporting statement and accompanying documents have been carefully developed and assessed to ensure that there is no adverse impact on the special architectural or historic interest of the listed building.
- 6.3. The Heritage Assessment submitted in support of this application confirms that the existing windows proposed for replacement are of no heritage significance, and their removal will not result in harm. The proposed replacement windows have been designed in a sympathetic and discreet manner, with slim metal profiles that respond positively to the building's historic character and provide a more unified architectural appearance.
- 6.4. A minor degree of less than substantial harm has been identified in relation to the replacement of the doors to the octagon. This intervention is, however, necessary to facilitate the safe and efficient movement of wheeled beds and trolleys and is essential to the continued operation of the hospital. The proposed design has sought to minimise harm as far as possible.
- 6.5. The limited harm identified is clearly outweighed by the public benefits of the scheme, including the continued viable use of the building for healthcare purposes, the enhancement and unification of the building's fenestration, and the environmental improvements arising from upgraded thermal performance.
- 6.6. Overall, the proposed re-fenestration works will preserve the significance of the listed building, while deliver sustainability benefits and support its ongoing use as a healthcare facility.
- 6.7. It is therefore considered that the proposals accord with the objectives of national and local planning policy, and that planning permission and listed building consent should be granted.