

**TOWN & COUNTRY PLANNING ACT 1990
THE PLANNING (LISTED BUILDINGS AND
CONSERVATION AREAS) ACT 1990**

**PLANNING, DESIGN AND ACCESS STATEMENT &
HERITAGE IMPACT ASSESSMENT**

**PLANNING APPLICATION FOR
PROPOSED REPLACEMENT ROOF TILES, TIMBER
CLADDING, & SOIL WAST PIPES
ON THE REAR EXTENSION AT**

**49 THE TRIANGLE, MALMESBURY,
WILTSHIRE, SN16 0AH**

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CONTENTS

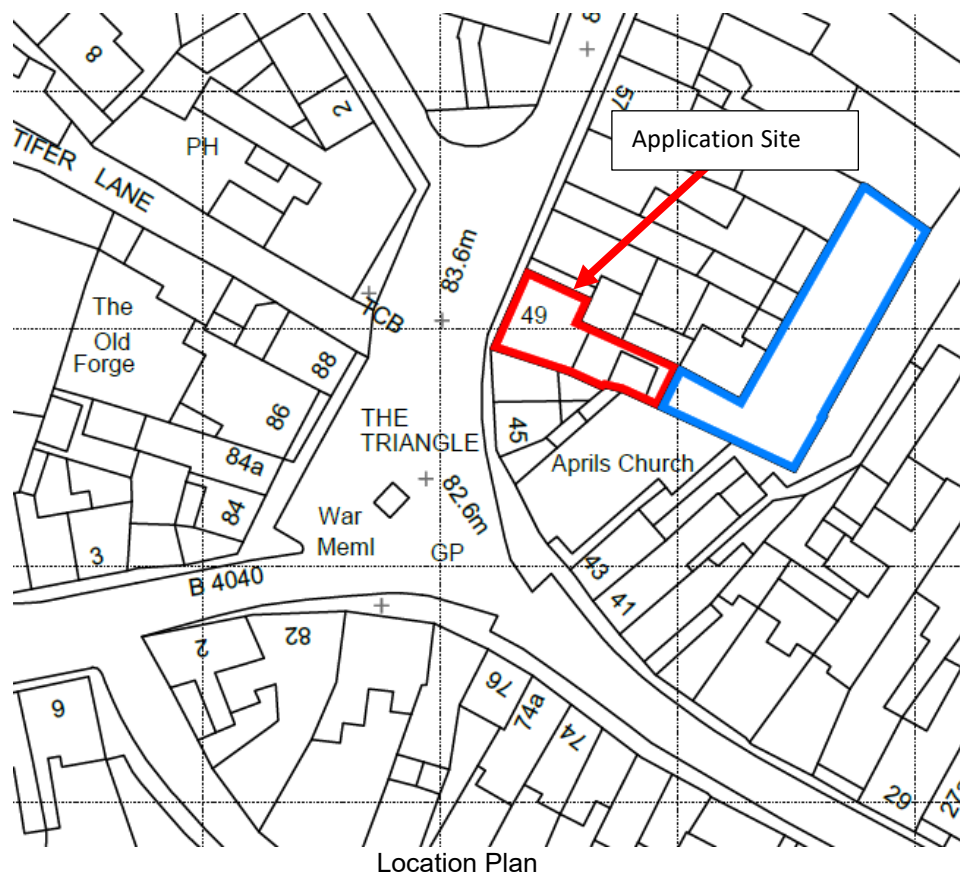
ITEM	TITLE	PAGE
1.0	Introduction	3
2.0	Site Description & Planning History	4
3.0	Proposed Development	4
4.0	Planning Policy Context	5
5.0	Heritage Impact Assessment	7
6.0	Planning Assessment	16
7.0	Conclusions	17

1.0 INTRODUCTION

- 1.1 This Planning, Design & Access Statement, including Heritage Impact Assessment, has been prepared to supplement the submission of a planning application seeking listed building consent to replace the roof tiles and timber cladding, including soil waste pipes, on the rear extension at No.49 The Triangle, Malmesbury, Wiltshire, SN16 0AH.
- 1.2 This statement will describe the location of the site and will set out what is proposed by the application. The statement will then describe the historic significance of the site and provide an overview of the planning policy context and an assessment of the key material planning considerations, demonstrating the proposal's acceptability.

2.0 SITE DESCRIPTION & PLANNING HISTORY

- 2.1 The application property is the Grade II Listed Building at No.49 The Triangle, Malmesbury. The building is an early C19 three storey building now used as a private dwellinghouse.



2.2 The Council's online planning records reveal the following planning applications:

- **Planning Application N/03/01208/LBC** – Internal Alterations to Ground and First Floor, Including Installation of Lift – Listed Building Consent Granted 12 June 2003
- **Planning Application PL/2022/01630** – Replacement of existing boiler & flue, moving the flue that currently exists the side elevation, so that it exits the rear elevation – Listed Building Consent Granted 28 July 2022

2.2 The three-storey dwelling fronts onto The Triangle and to the rear has a modern two storey extension and outbuilding. This application relates to the rear extension rather than the original three storey building, both of which are shown in the photographs below.



Photographs 1 & 2: No.49 The Triangle Front & Rear Elevations

3.0 THE PROPOSAL

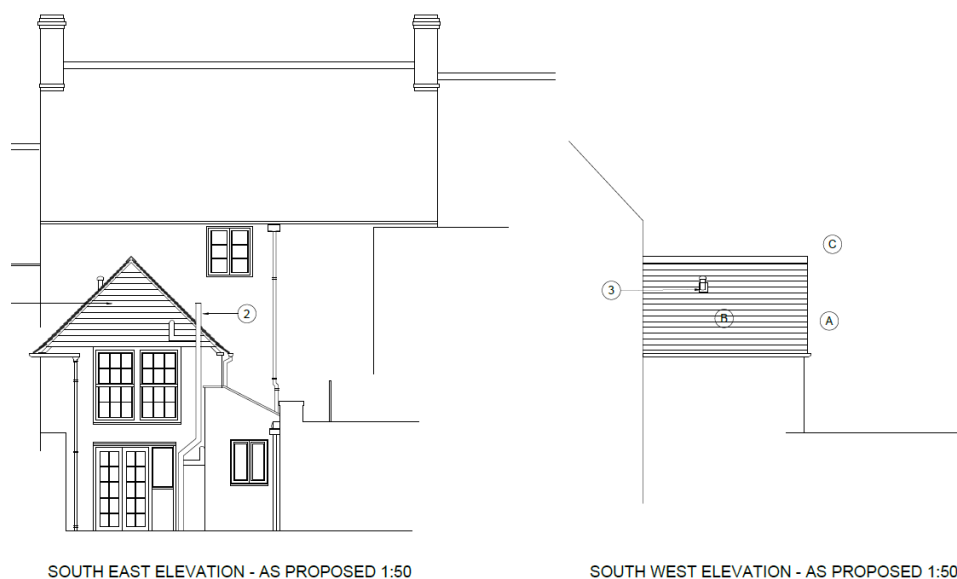
3.1 The application seeks listed building consent to replace the existing roof tiles on the rear two storey extension. The existing stone tiles on the rear two storey extension will be replaced with tiles by Fairford Roof Tiles Ltd – Traditional Weathered. The existing ridge tiles will be carefully removed, cleaned and set aside for reuse. The ridge line will then be reinstated using the salvaged tiles, bedded and pointed to match existing. The timber

cladding on the gable end will be re-clad using new Cedral Lap boards in Basalt Grey.

3.2 The planning application is supported by the following drawings which provide full details of the proposed works and associated method statement:

- Drawing No. 26-022 PL03: Location Plan, Block Plan as Existing, Block Plan as Proposed
- Drawing No. 26-022 PL02: Elevations as Existing, Roof Plan as Existing, Sections as Existing
- Drawing No. 26-022 PL03: Elevations as Proposed, Roof Plan as Proposed, Sections as Proposed

3.3 An extract from the proposed drawings has been included below to show the minor extent of the proposed works when comparing the scale of the original three storey building, which will not be affected by the proposed development.



Proposed Elevations (Drawing No. 26-022 PL03)

4.0 PLANNING POLICY CONTEXT

National Planning Policy

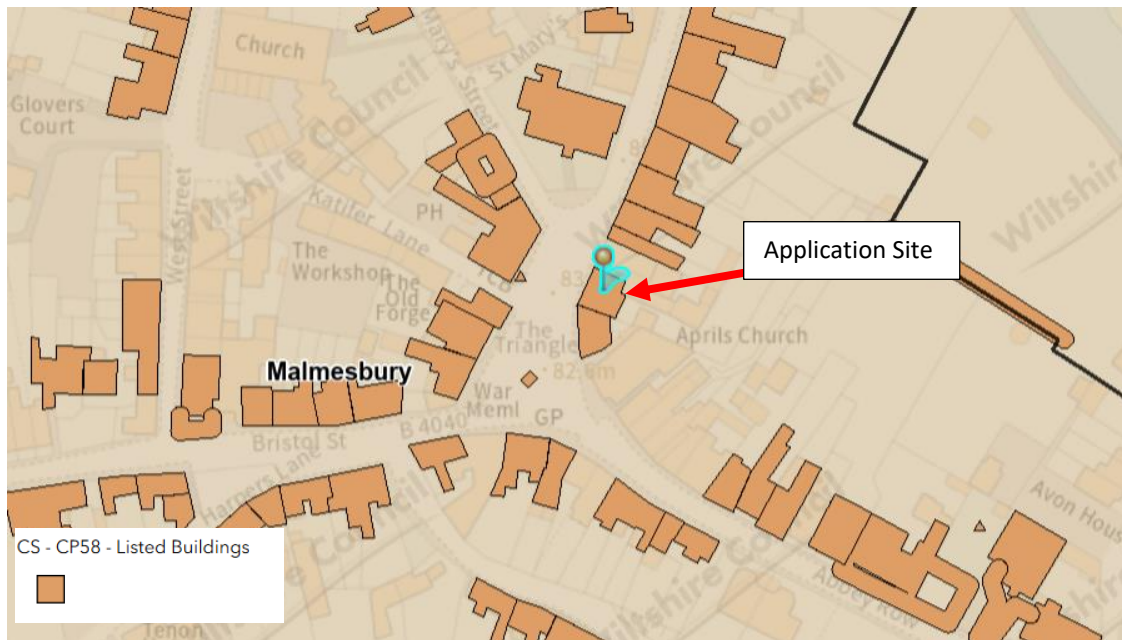
4.1 The National Planning Policy Framework (NPPF) (December 2024), and associated Planning Practice Guidance (PPG), sets out the Government's

planning policies for England and how these are expected to be applied. The NPPF is a material consideration in planning decisions. The policies within the following chapters of the NPPF are relevant to the assessment of the proposed development:-

- Chapter 2 – Achieving Sustainable Development
- Chapter 4 – Decision-making
- Chapter 12 – Achieving Well-designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

The Local Development Plan

- 4.2 The NPPF highlights that planning law (section 70 [2] of the Town and Country Planning Act 1990 and section 38 [6] of the Planning and Compulsory Purchase Act 2004) requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.3 The development plan relevant to the proposed development include the Wiltshire Core Strategy (WCS) (adopted January 2015), which includes saved policies from the former North Wiltshire Local Plan, and the made Malmesbury Neighbourhood Plan (MNP) (Volume 1 & 2). The development plan must be read as a whole but the following policies are of particular relevance to the proposed development
- **WCS** Core Policy 57: Ensuring High Quality Design
 - **WCS** Core Policy 58: Conservation of the Historic Environment
 - **MNP** Policy 13: Protecting Malmesbury's heritage and setting
- 4.4 The adopted Local Plan is accompanied by the Policies Maps, which provide a spatial representation of the Local Plan policies. The site does not lie within a designated landscape but the building is listed as noted above and falls within the Malmesbury Conservation Area.



Local Plan Policies Map – Wiltshire Core Strategy

Historic England Guidance

4.5 Historic England has produced a number of advice notes and guidance documents. Of particular relevance are:

- Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (2008)
- Conservation Area Appraisal, Designation and Management Historic England Advice Note 1 (Second Edition)
- Managing Significance in Decision-Taking in the Historic Environment Historic Environment Good Practice Advice in Planning: 2
- Making Changes to Heritage Assets: Advice Note 2
- Listed Building Consent: Historic England Advice Note 16 (2021)

5.0 HERITAGE IMPACT ASSESSMENT

Heritage Legislation

5.1 The duty placed on the Council under sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 is the requirement to have special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess. Furthermore, Section 72 of the Act outlines that when considering

whether to grant planning permission for development which affects a Conservation Area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Heritage Policy

- 5.2 The NPPF includes the policies on conservation of the historic environment (within Chapter 16) with the main underlying policy 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. It outlines that application for development should describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (paragraph 207).
- 5.3 The NPPF advises that for heritage policy, 'significance' means "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" (emphasis added).
- 5.4 In terms of the key components lies above which give a heritage assets its interest, the Planning Practice Guidance (Paragraph: 006 Reference ID: 18a-006-20190723) advises they can be interpreted as follows:-
 - **archaeological interest:** As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - **architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

- **historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

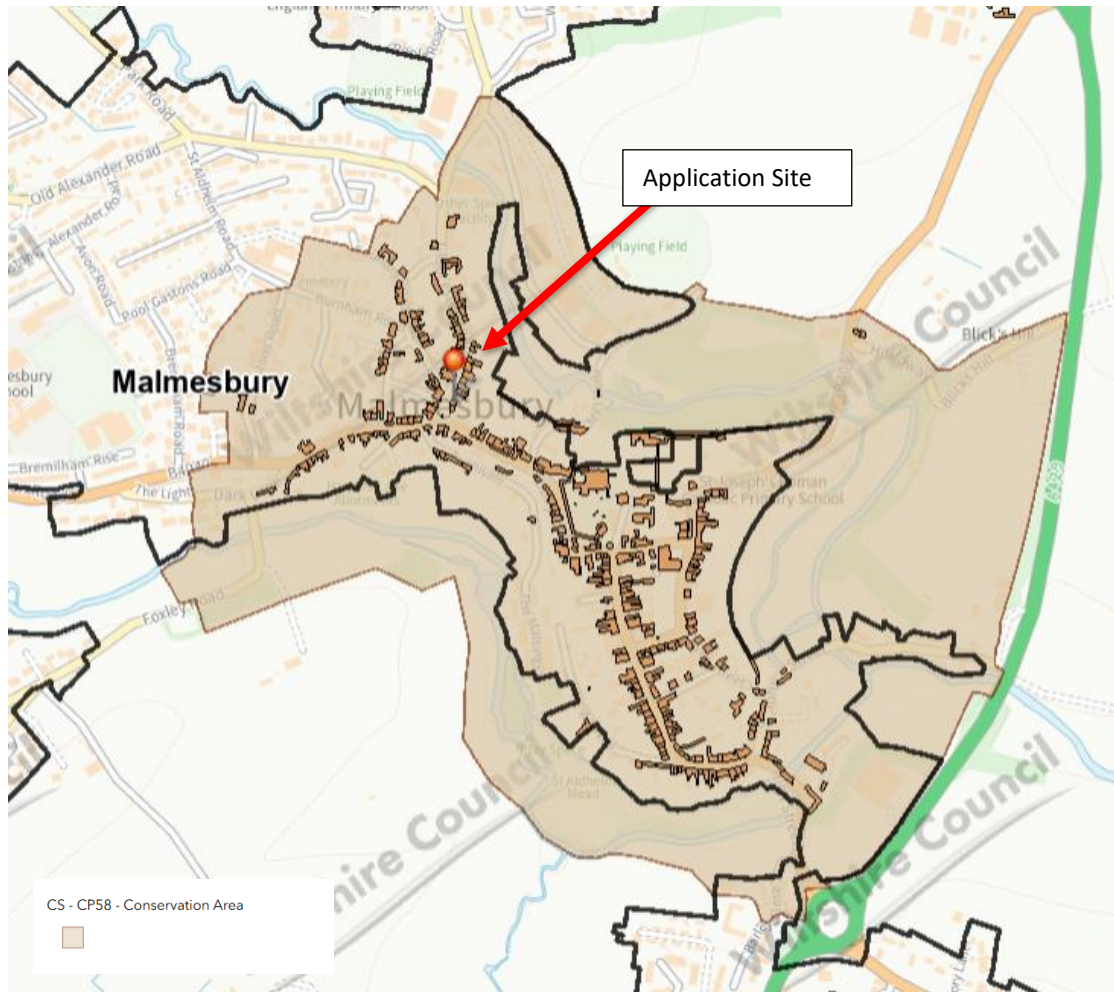
Local Heritage Policy

- 5.5 The development plan must be read as a whole but the following policies are of particular relevance from an historic environment perspective:-
- **WCS** Core Policy 58: Conservation of the Historic Environment
 - **MNP** Policy 13: Protecting Malmesbury's heritage and setting
- 5.6 In line with national heritage legislation and policy, the Local Plan policies seeks to ensure new development protects, conserves, and where possible enhances the historic environment. The policy requirement is for designated heritage assets to be conserved, and where appropriate enhance in a manner appropriate to their significance.

Heritage Assets & Impact of Proposed Development

- 5.7 The application property is a Grade II Listed Building and lies within the Malmesbury Conservation Area as identified on the map below. The Malmesbury Conservation Area Management Plan (adopted 2010) provides an overview of the character and appearance of the Conservation Area and its historic significance. In summary, Malmesbury Abbey and the surrounding town developed from an early medieval monastic settlement dating back to the 7th century and its hilltop position gives it a distinctive historic setting.
- 5.8 The Management Plan seeks to protect medieval street patterns and historic market places such as The Triangle, which functioned as an important trading and market space on the approach to the town centre. The application building is prominent within the street scene, however the

application proposals relates to the rear extension only, as such there will be no impact on the character or appearance of the Conservation Area.



Map of the Conservation Area

- 5.9 The application building is now within an established residential use but it has historically been used for other purposes. It is understood that during the late 1890s the property was owned by The Right Honourable Elizabeth Augusta Lady Northwick, and was rented to a Mr Esau Duck. It has served several purposes over the years including a public house (The Oddfellows Arms), as mentioned within the Official List Entry seen below, a hairdresser and a greengrocer.
- 5.10 Historic England (List Entry Number 1269457) explains that the property was first listed in 1949 for the following principal reasons:-

Formerly known as: The Oddfellows Public House. Public house, now house. Early C19. Limestone rubble, roughcast in original list, with brick gable stacks and stone slate roof. Double-depth plan. 3 storeys; 3-window range. Quoins to left-hand lower floors, brick infill above and to first- and second-floor openings. Timber lintels, the central range set to the left, the doorway with 4-pane overlight and door with 6 flush panels, the top pair glazed. Ground floor has a left-hand 8/8-pane sash in exposed frame, and a right-hand tripartite window with central 6/6-pane and flanking 4/4-pane sashes; first-floor has a similar smaller window above, recessed 6/6-pane central and left-hand sashes, and second floor 4/8-pane sashes with a bricked up central window. INTERIOR: not inspected.

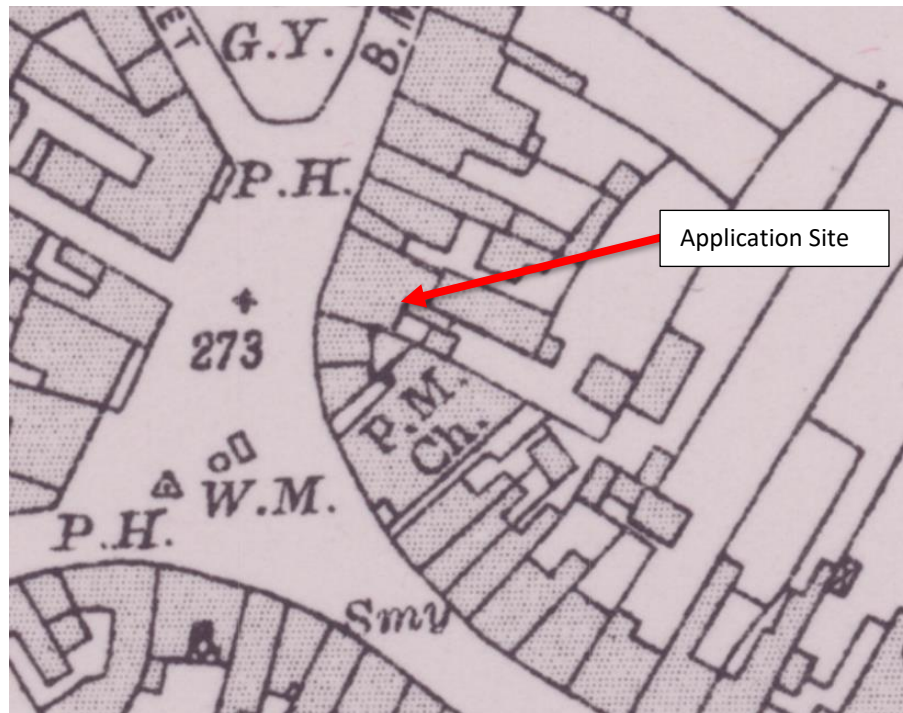
- 5.11 The significance of the listed building lies within its historic and architectural interest. The evolution of the building in terms of its uses is significant along with the primary elevation which fronts The Triangle, but neither of these will be impacted by the proposed development.



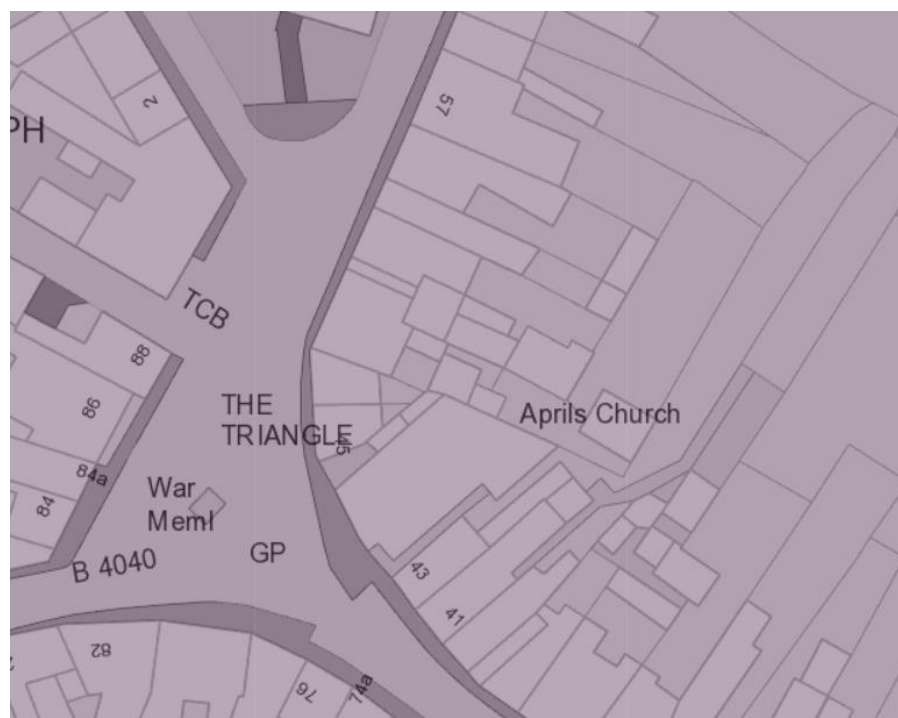
Photograph 3: Street Scene - dated 05 February 2026

- 5.12 The current proposal is limited to minor works to the rear single storey extension which is a later addition. The extension is not visible from the public realm. The precise age of the extension is unknown but the historic maps and photographs below show there have been significant alterations

to the rear elevations of the buildings which form the terrace of properties with No.49 The Triangle.



Historic map dated 1898 – 1939 (source: Know Your Place website)



Modern Map dated 2019 (source: Know Your Place website)

- 5.13 The rear extension at No.49 The Triangle is only visible from close range due to the density of the built environment, as shown on the photographs below, and the roof tiles are only visible from within the building itself.



Photograph 4: Rear of No.49 The Triangle (further back)



Photograph 5: Rear of No.49 The Triangle (close range)



Photograph 6: Roof of Rear Two-Storey Extension

- 5.14 The condition of the roof tiles and rear extension as a whole has been assessed by a local builder who advises they are within a poor condition and need replacing. The extension itself is constructed using a variety of different materials as the photograph below show and has a very untidy appearance.



Photograph 7: Roof of Rear Two-Storey Extension

- 5.15 The purpose of the proposed works is to repair and upgrade the rear extension on a like for like basis, albeit with materials and workmanship to enhance the appearance of the extension. This will also be achieved by rationalising and simplifying the external waste pipework to improve the appearance of the elevation.
- 5.16 The front roof of the three storey listed building has stone tiles, as shown in photograph 3 above, but the rear roof plane has concrete reconstituted stone tiles, as shown in the photographs 4 and 7 above. The current proposal involves replacing the stone tiles on the rear extension with imitation stone tiles which is not considered contentious due the age and location of the extension, and its relationship with the original listed building and its wider context. The photographs below show the large variety of alterations and materials at the back of neighbouring buildings. The roof materials comprise a mixture of roof materials with concrete roof tiles the primary type.



Photograph 8: Rear of No.51 The Triangle



Photograph 9: Rear of No.49 & No.51 The Triangle



Photograph 10: Rear of No.49 - 57 The Triangle

- 5.17 The application building lies within a terrace with many other listed buildings, as shown on the Local Plan Policies Map above, however the proposed development will enhance the appearance of the two extension at No.49 The Triangle and will preserve its overall significance. Furthermore, there will be no adverse impacts to the significance of neighbouring listed buildings as a result of development within their setting. The proposed development is therefore considered to comply with the aims and objectives of both national and local heritage policy.

6.0 PLANNING ASSESSMENT

- 6.1 In light of the context of the site and relevant national and local planning policies the other key material planning considerations are considered to be (albeit full planning permission is not required):-
- i) Principle of Development & Design
 - ii) Impact on Ecology and Biodiversity

Principle of Development & Design

- 6.2 The proposed works are limited to the simple repair and replacement of existing materials on a like for like basis with materials of a similar appearance to the existing. The appearance of this part of the property will be enhanced by the proposed works as explained above. Furthermore, there is no potential to impact the amenities of the residents of neighbouring properties, other than during the construction phase, however safe and considerate working practices will prevent / reduce any adverse impacts.

Impact on Ecology & Biodiversity

- 6.3 The proposed development will be limited to the simple repair and replacement of existing materials on a like for like basis and due to the urban context and position of the site the building is considered to have negligible potential for bats. The works are also very minor, however the applicant is aware of the requirements of the Conservation of Habitats and Species Regulations and the need to seek further advice (and then the potential for

a European Protected Species: Mitigation Licensing from Natural England)
should the need arise.

7.0 CONCLUSION

- 7.1 The application seeks listed building consent to replace the roof tiles and timber cladding on the rear extension on No.49 The Triangle, Malmesbury, Wiltshire, SN16 0AH.
- 7.2 The Grade II Listed property lies within the Malmesbury Conservation Area however the external alterations will be on a like for like basis with minor alterations to improve the overall appearance of the extension thus enhancing its appearance and preserving the significance of the original listed building.
- 7.3 The proposed development is considered to be in accordance with the development plan and therefore it is respectfully requested that listed building consent be granted.