



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Heritage Impact Statement

Retrospective alterations to rear outbuilding at: 4 Vicarage Street, Warminster, Wiltshire, BA12 8JE

Drafted by **Planning By Design**

On Behalf of David Miller

Version	Date	Prepared by
2	18/05/2026	KE

Introduction and Methodology

Planning By Design (the agent) has been instructed to act on behalf of David Miller (the applicant) to submit a householder planning and listed building consent application to Wiltshire Council (the Planning Authority) for the retrospective alterations to the rear outbuilding (the development) at: 4 Vicarage Street, Warminster, Wiltshire, BA12 8JE (the site).

The aim of this report is to satisfy the requirement of paragraph 207 of the National Planning Policy Framework 2024, which indicates that applicants should provide a description of the significance of any heritage assets affected by their proposals (including any contribution made by their setting). This assessment is informed by an analysis of the site, the existing buildings and their environs. The Heritage Statement is further informed by an analysis of historic maps of the area and a review of known information about the site from various sources (including the Historic Environment Record (HER)).

Site Context

The site, 4 Vicarage Street, is a grade II listed building of mid-18th century origin. The 2 storey semi-detached dwelling is located within the settlement limits of Warminster and within the Warminster Conservation Area. No. 4 Vicarage street is also under listed building curtilage status.

The property includes an historic attached outbuilding structure located at the south-west corner of the site. It is a simple lean-to structure constructed with single-skin brickwork and built directly against the flank wall of No. 6 Vicarage Street. The bricks are 9-inch imperial units, consistent with pre-1965 construction. Historic mapping shows the structure as a separate building; however, it was physically linked to the main house at some point prior to its listing in 1978. The brickwork used in the connection is also imperial, indicating that this alteration predates the mid-1960s. It is relevant to note that the outbuilding is not visible from the public realm, being positioned behind the principal elevation and screened by the main house.

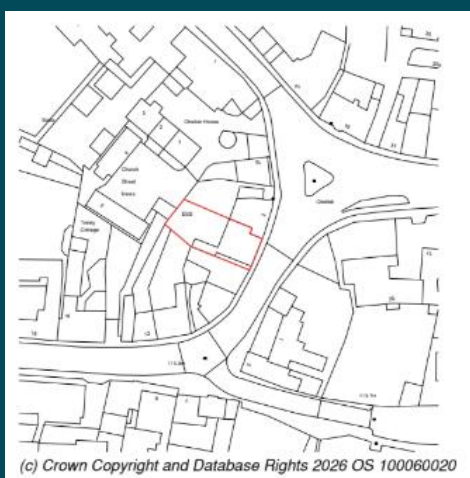


Fig.1 Site Location Plan

Planning History

None found for the application site.

However, No.2 Vicarage Street did secure planning permission to knock down their lean-to and build a modern extension, which is visible from the road:

- 16/03166/FUL - Demolition of lean-to and erection of single-storey side extension – recommended for approval
- 16/03413/LBC - Demolition of lean-to and erection of single-storey side extension – recommended for approval

Legislation, planning policy and guidance.

The proposals should be assessed in accordance with the following policies and guidance, which seek to protect the significance of designated heritage assets and their settings:

- Planning (Listed Buildings and Conservation Areas) Act 1990
- Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended)
- National Planning Policy Framework (2024)
- National Planning Practice Guidance –Enhancing and Conserving the Historic Environment (Revised July 2019)
- Historic England’s Good Practice Advice in Planning Note 2 “Managing Significance in Decision, Taking in the Historic Environment”
- Historic England’s Good Practice Advice in Planning Note 3 “The Setting of Heritage Assets (2nd Edition)”
- Wiltshire Core Strategy 2015

National Policy

At the heart of the National Planning Policy Framework (NPPF) is a strong presumption in favour of sustainable development (paragraphs 11, 14).

The purpose of this Heritage Statement is to satisfy paragraph 207 of the National Planning Policy Framework, which states that ‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contributions made by their setting’ and to assess whether the proposed development meets the test of sustainable development as regards its impact on the historic environment.

The NPPF requires, in the case of all heritage assets, designated or otherwise, that local planning authorities should take into account 'the desirability of sustaining and enhancing the significance of such heritage assets and of putting them to viable uses consistent with their conservation' (NPPF 2024 paragraph 203d).

If development will lead to 'substantial harm' to the significance of a designated heritage asset, paragraph 214 of the NPPF indicates that the development should be refused consent

by the local planning authority unless it can be proved that the loss or damage to the asset can be outweighed by substantial benefits to the public or if the proposal can meet a number of specific conditions. If the development leads to 'less than substantial harm' to the significance of a designated heritage asset, paragraph 215 indicates that this harm still needs to be assessed against the public benefit of the scheme and whether or not the viability of the site is being optimised.

In contrast to designated heritage assets, the NPPF does not require planning authorities to give 'great weight' to the conservation of non-designated heritage assets. It does not require that harm requires 'clear and convincing justification'. Instead, the NPPF states that: 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required, having regard to the scale of any harm or loss and the significance of the heritage asset.' (NPPF paragraph 216).

Where there is a Conservation Area, Officers are required to take account of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, which states that, with respect to buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Paragraph 138 of the Historic England Conservation Principles, Policies and Guidance states that new work or alteration to a significant place should normally be acceptable if:

- a) There is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place.
- b) the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;
- c) the proposals aspire to a quality of design and execution which may be valued now and in the future;
- d) The long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

Local Planning Policy

Wiltshire Core Strategy

- *CP58 - Ensuring the Conservation of the Historic Environment*

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:

i. nationally significant archaeological remains

ii. World Heritage Sites within and adjacent to Wiltshire

iii. buildings and structures of special architectural or historic interest

iv. the special character or appearance of conservation areas

v. historic parks and gardens

vi. important landscapes, including registered battlefields and townscapes.

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity, will be conserved, and where possible, enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered sensitively and appropriately in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

Heritage assets at risk will be monitored, and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.

Assessment of Significance

Heritage Assets

The heritage assets affected by the development include:

- The Grade II Listed Buildings
- Warminster Conservation Area

The Listed Building

Official Historic England Listing

The Historic England official listing states the following:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1194670

Date first listed: 31-Mar-1978

List Entry Name: 2 AND 4, VICARAGE STREET

Statutory Address 1:2 AND 4, VICARAGE STREET

WARMINSTER VICARAGE STREET 1. 5411 (North-West Side) Nos 2 and 4 ST 8645 SE 5/49

II GV

2. Mid C18. 2 storeys. Stuccoed. Old tile roof hipped at right, half hipped at left, central

chimney. Box eaves-type gutter. 4 windows on 1st floor, late sashes with outside moulded frames. 4 pairs of windows on the ground floor. No 2 has a modern door, now slightly recessed, No 4 has a 6-panel door with architrave surround. The rear is stone-built with brick quoins and slates to rear slope. Modern breeze blocks form south gable end.

Listing NGR: ST8693545126

Photographs of the principal elevations of no.2 and no.4 are shown below:



Summary of Significance - Grade II Listed Property

4 Vicarage Street forms part of a mid-18th-century Grade II listed pair (no.2 & no.4) with both buildings designated for architectural and historic interest; as a listed grouping, it must be noted that any unsympathetic changes to one building (particularly to the principal elevation) would affect the other.

Both houses are two storeys with a smooth rendered front elevation, with no.4 being cream and no.2 being white. The building benefits from a hipped tiled roof and a central chimney stack. The principal elevation contains traditional timber sash windows in moulded frames. The rear elevation is constructed in stone with brick quoins and has been painted at a later date, but its historic form, massing and roof profile remain clearly legible, including the slate-covered rear roof slope noted in the listing.

The Outbuilding Structure

The rear outbuilding at no.4 is a modest ancillary structure positioned behind the principal listed building. It is a simple lean-to, constructed with rough, single-thickness walls and is built directly against the boundary wall of No. 6 Vicarage Street's rear extension. Although its date of construction is unknown, brickwork comprises older 9-inch imperial bricks, indicating pre-1965 construction. Current OS mapping shows the structure as a separate building, yet as the brickwork used in the linking section is also 9-inch imperial, the fabric suggests that it was physically joined to the main house at some point before the 1978 listing.

The outbuilding has been subject to additional minor upgrades, including the installation of later timber-framed French-style windows and doors (not a subject of this application), polycarbonate roofing sheets, plus the addition of a small WC and sink. Although architecturally modest, the structure forms part of the listed group and contributes to the understanding of how the plot evolved through incremental, small-scale additions typical of properties of this age. Any alterations, therefore, need to be considered in relation to their functional and historic association with the listed building and the contribution it makes to the character of the plot. Having said this, it must be noted that the statutory listing for Nos. 2 and 4 Vicarage Street describes the principal building only; it does not refer to the rear outbuilding.

Photos of the structure are shown below:





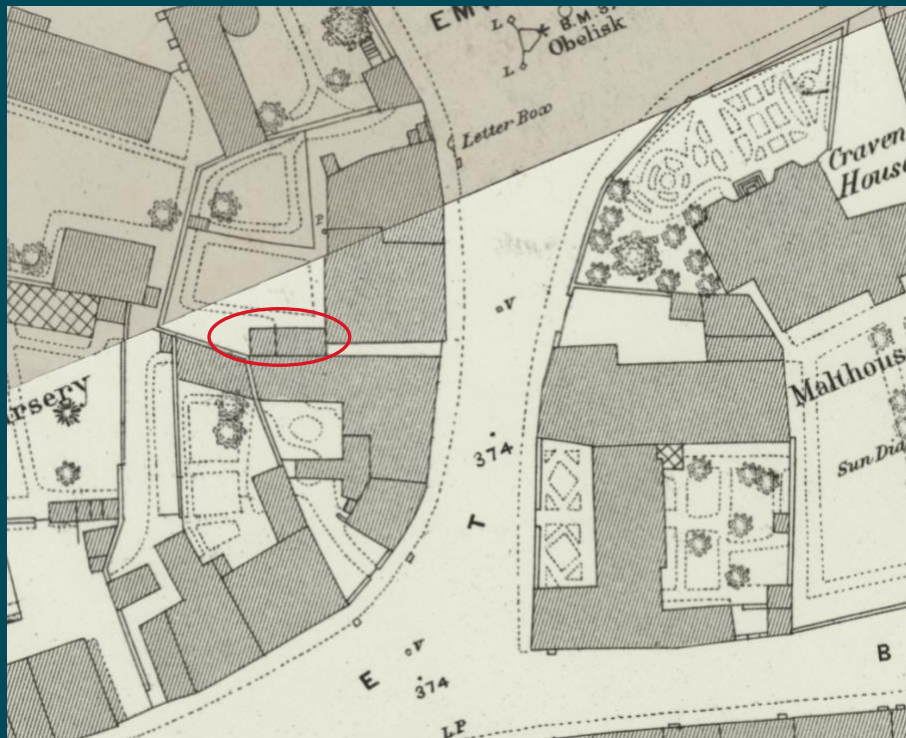
Historic Mapping

A rear garden structure is clearly visible in the map below, although it is not clear whether at this time it was connected to the main dwelling:



Map 1: OS 25 Inch, 1873-1888 (SW England)

The map below, dated in the 1840s, additionally shows the presence of a matching structure to the above; however, again, it is not clear whether it was physically attached to the main dwelling at this time or simply closely adjacent:



All OS 1:500/1:528 Towns, 1840s-1890's

Interestingly, the map below, dated the 1900s, does not clearly show the presence of any attached or otherwise structures located within the site's rear curtilage:



OS 1:1 million-1:10K, 1900s

However, the map below, dated 1945-75 clearly shows the rear structure attached to the property, albeit of a slightly different shape:



OS 1:1,250/1:2,500. 1945-1975

Given the above, it is therefore reasonable to conclude that a building (whether attached to or detached from the main house) has occupied a similar footprint to the present outbuilding structure for a sufficiently long period that it should be regarded as an integral component of the site's historic development. Although not visible from the street frontage, the structure nonetheless contributes to the setting of the listed building and forms part of its historic evolution. From a heritage perspective, the outbuilding's significance derives principally from its long-standing functional association with the main house and its role within the historic pattern of rear-of-plot development, rather than from architectural detailing, despite the materials used. Although the structure has undergone considerable change over time, its historic function, position and relationship to the main house remain clearly legible.

Durrell House

Of note, the outbuilding structure also (historically and in the present day) is connected to a rear extension of No. 6 Vicarage Street, also known as 'Durrell House.' The Historic England listing for this property is outlined below:

Heritage Category: Listed Building

Grade: II

List Entry Number:1364413

Date first listed:28-Apr-1952

List Entry Name: Durrell House

Statutory Address 1:DURRELL HOUSE, 6, VICARAGE STREET

WARMINSTER VICARAGE STREET 1. 5411 (North-West Side) No 6 (Durrell House) ST 8645 SE 5/50 28.4.52.

II GV

2. Mid C18. 2 storeys and attic. Ashlar stone front, slightly rusticated angle pilasters with panels between the 1st floor string and the 1st floor cill level. Moulded string at the 1st floor and slightly coved string over the 1st floor windows, with blocking course above. Glazing bar sash windows with architrave surrounds, 5 on 1st floor, the centre blind, segmental headed with keystone and painted glazing. 4 windows ground floor. Central segmental headed doorway with pediment, architrave surround, 6 panel door and fanlight of crossed arrows and vertical central bar. Old tile roof with 4 light dormer casement. Gable lights to left. Right hand return with extension having a 2 light mullion window.

Listing NGR: ST8692945109

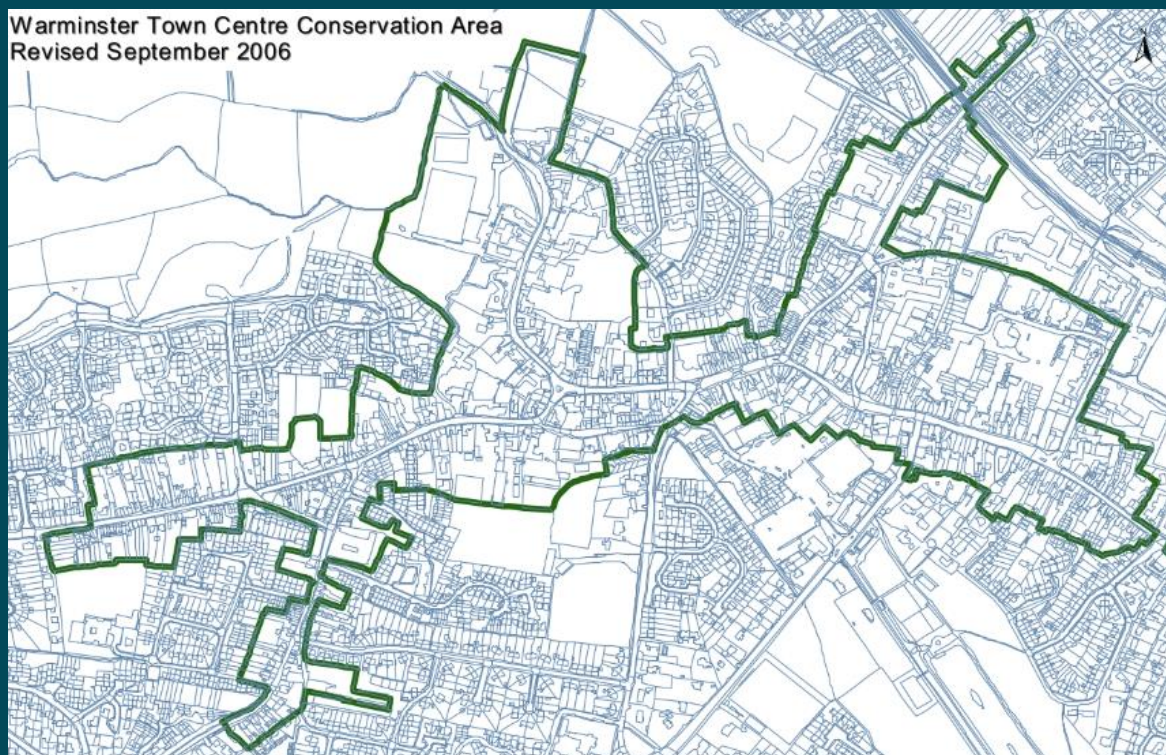
The following are photos of Durrell House's frontal elevations, including the blue plaque attached to it stating it was restored by Warminster Preservation Trust in 1988:



Whilst Durrel House is undoubtedly historically significant, we do not consider the outbuilding or its alterations as having any material or detrimental impact on it, or its setting.

The Conservation Area

As noted above, the site falls within the Warminster Conservation Area. The boundary map is shown below:



Map showing the CA boundary

The Character Statement for the Conservation Area is summarised below:

Overview of the Conservation Area

The Warminster Town Centre Conservation Area was designated to protect an area of demonstrable architectural and historic interest, reflecting the town's evolution from a Saxon settlement into a prosperous market centre. The Conservation Area Character Assessment explains that Warminster's special interest is rooted in its distinctive topographical setting, its medieval street pattern, and the survival of historic buildings and plot structures that collectively illustrate the town's development over many centuries. The town occupies a shallow valley framed by the wooded scarps of Arn Hill and Cop Heap, with the River Were running through the centre. This landscape setting remains visible from many points within the conservation area and contributes to the character of the historic townscape. The assessment notes that Warminster developed along a linear spine of routes that have remained largely unchanged since the medieval period, including Church Street, Silver Street, High Street, East Street and the subsidiary routes that connect to them, among which Vicarage Street forms an important component.

The Warminster Town Centre Conservation Area was originally designated in 1973 by Wiltshire County Council. The Conservation Area Character Assessment notes that a

comprehensive review was later undertaken, and boundary changes were adopted on 13 September 2006, which established the current extent of the designation.

Historic Development of the Town

The document describes Warminster as having originated as a Saxon settlement focused on the River Were and the Minster Church, with Church Street forming the principal early route. Medieval expansion extended the settlement eastwards, creating burgage plots that remain legible behind the principal street frontages. The town's prosperity was shaped by its long-running corn market, which operated for over six centuries, and by associated industries including malting, wool and leather manufacturing. These activities left a physical legacy in the form of malthouses, industrial buildings, inns, stables and service yards, many of which survive in altered or converted form. The 18th and 19th centuries brought significant refronting of earlier buildings, civic improvements, and the construction of new houses and commercial premises, resulting in a townscape where medieval structures often lie behind later façades. The arrival of the railway in the 19th century and the growth of the military presence in the 20th century further influenced the town's development, although the historic core retained its established form.

Spatial Structure and Townscape Character

The Conservation Area is centred on the historic linear spine of Market Place, High Street and East Street, with secondary streets including Church Street, Silver Street, Emwell Street, Portway, West Street and Vicarage Street. The townscape is defined by narrow streets, enclosed frontages, historic boundary walls and garden enclosures. The survival of medieval plot structures is a recurring theme in the assessment, with long, narrow plots extending behind street frontages and containing outbuildings, service structures and later additions. The mixture of building scales and uses—residential, ecclesiastical, educational and former industrial—creates a varied but coherent environment that reflects the town's layered development.

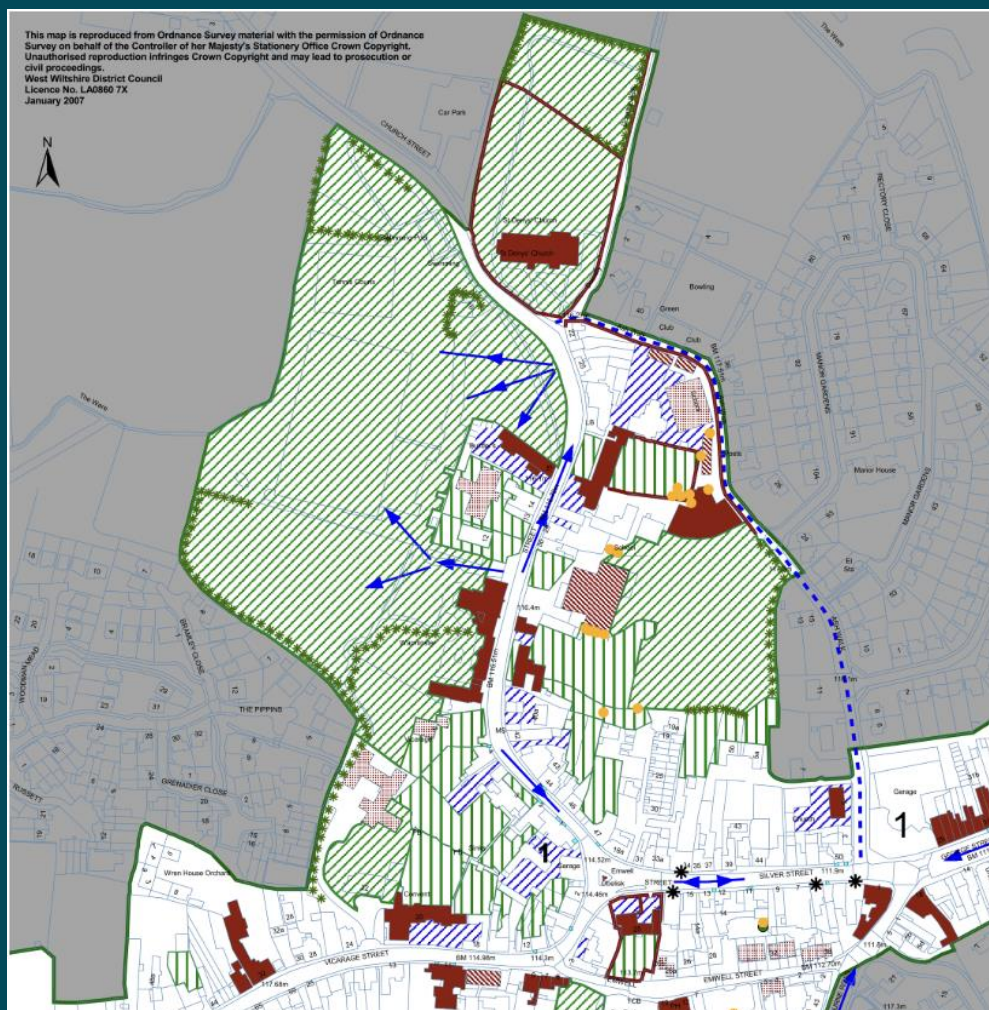
The Original Settlement Character Area

Historic Origins and Development: The Original Settlement character area is identified as one of the most historically significant parts of the conservation area. It encompasses Church Street, the Minster, Warminster School and the adjoining streets, including Vicarage Street. This area contains the earliest surviving elements of the town's built environment and retains a strong sense of historic continuity. Church Street is described as long and sinuous, with buildings positioned both directly on the street edge and set back behind boundary walls. The assessment highlights the presence of medieval-origin buildings that were refronted in the 18th and 19th centuries, alongside later houses, ecclesiastical buildings and school structures. The area's development reflects the town's early ecclesiastical focus and its later expansion driven by education and local industry.

Architectural Character: The architectural character of the Original Settlement area is defined by a mixture of building scales and forms, including modest two-storey cottages, larger polite houses, ecclesiastical buildings and former service buildings associated with historic plots.

Traditional materials such as rubble stone, brick, render, stucco, clay tiles, pantiles and slate are prevalent, and timber sash and casement windows are noted as typical features that contribute to the architectural character of the area. Many buildings have earlier origins behind later façades, reflecting the pattern of refronting that occurred during the 18th and 19th centuries. The assessment identifies several notable buildings within the character area, including Wren House on Vicarage Street, St Denys Church, St Boniface House and various school buildings.

Spatial Qualities and Landscape Features: The spatial qualities of the Original Settlement area are defined by its enclosed street pattern, mature trees associated with the Minster and school grounds, and glimpsed views into enclosed gardens and institutional land. Historic boundary walls, garden enclosures and narrow pedestrian routes reinforce the medieval plan form. The mixture of residential, ecclesiastical and educational uses creates a varied but coherent environment that reflects the town's long development history. The assessment emphasises that the character of this area is shaped not only by its buildings but also by its surviving landscape features, boundary treatments and historic spatial relationships.



Map showing the 'original settlement' character area

SUMMARY OF KEY FEATURES

Street and building layout	Many buildings are set back from the street edges with small walled gardens. Other buildings are constructed directly on the roadside. Roads are generally long and wide, apart from certain pinch points, such as in front of St Boniface's buildings. The street also bends around the Minster churchyard.
Building types	Individually designed buildings of varying heights, many detached and within their own grounds. Generally two to three storeys in height, although some buildings, like the Church and St Boniface, are much taller, adding variety to this part of the conservation area and the skyline.
Materials	Ashlar stone and render are used most frequently in this area, but locally manufactured brick and rubble stone can also be found. The more notable buildings have more polite, architectural detailing, with symmetrical frontages and high-quality stone.
Landscape features	Very urban and hard landscape in character, this part of the town centre relies on its green backdrop to give reference to its rural setting.
Parking	• On-street • Rear courtyards and old coach house buildings • Some parking within the school site
Streetscape	A number of the courtyards and stable yards have retained pitched paving stones that are important to the conservation area, as the only remaining historic ground surface treatment in this area.
Skyline	The detached buildings allow long distance views of the steeply rising landscape setting. This is especially the case with the Warminster School playing fields, where gaps, formed by driveways and paths between buildings, allow long distance views into rural landscape. The heights of buildings in this area are high and stop views, apart from through these gaps.

Vicarage Street Within the Original Settlement

Historic Role and Development: Vicarage Street is treated as an integral part of the Original Settlement character area. The assessment explains that it forms a logical extension of the Church Street environment due to its historic development pattern and its association with ecclesiastical and educational uses. The street is visually connected to Church Street but has a distinct character created by the convergence of several roads and the presence of terraced

houses that enclose the street. Development had extended along Vicarage Street by at least the 16th century, with mapping showing continuous built form along the route by the 18th century. This long-established pattern of development is reflected in the survival of historic plot boundaries, narrow lanes, and outbuildings positioned behind the principal street frontages.

Architectural and Material Characteristics: The assessment records that Vicarage Street contains a mixture of terraced cottages and larger houses, many of which have earlier origins behind later façades. The materials and architectural features typical of the area, rendered or stuccoed elevations, traditional roof coverings, and timber sash windows are consistent with the listed description of Nos. 2 and 4. The survival of outbuildings and ancillary structures within rear plots is highlighted as characteristic of this part of the town and illustrates the incremental development of domestic and service accommodation associated with the main dwellings.

Key Characteristics Relevant to Vicarage Street

The assessment identifies several defining characteristics of the Original Settlement area that directly inform the significance of Vicarage Street:

- Long, narrow historic plots extending behind street frontages.
- Outbuildings and service structures forming part of historic plot development.
- A mixture of cottages, larger houses and institutional buildings.
- Traditional materials including stone, brick, render, stucco, clay tiles, pantiles and slate.
- Timber sash and casement windows form a consistent architectural language.
- Historic boundary walls and garden enclosures reinforcing the medieval plan form.
- A pattern of gradual, incremental development over several centuries.

Relevance to 4 Vicarage Street

4 Vicarage Street forms part of a historic residential frontage that exemplifies the characteristics described in the assessment. The building sits within a street that contains terraced cottages and larger houses, many of which have earlier origins behind later façades. The materials and architectural features typical of the area, e.g. rendered or stuccoed elevations, traditional roof coverings, and timber sash windows, are consistent with the listed description of Nos. 2 and 4. The assessment's emphasis on the importance of historic plot structures, traditional materials, and the survival of outbuildings is directly relevant to understanding the setting of the property. The document makes clear that the Original Settlement character area derives much of its significance from the continuity of its built form, the legibility of its historic development, and the retention of architectural features that collectively illustrate Warminster's evolution over many centuries.

Heritage Impact of the Development

The Development

The works undertaken comprise the upgrading of the existing outbuilding through the installation of nine polycarbonate roofing sheets and the incorporation of modern timber-framed French-style windows and doors. A small WC, including a toilet and sink, has also been installed to facilitate its continued ancillary use. This application seeks to regularise these historic alterations and secure formal planning consent for the works already carried out.

The roof covering was installed by the previous owners, while the small WC and sink were added by the current owners, who now need to regularise these works before the property can be sold.

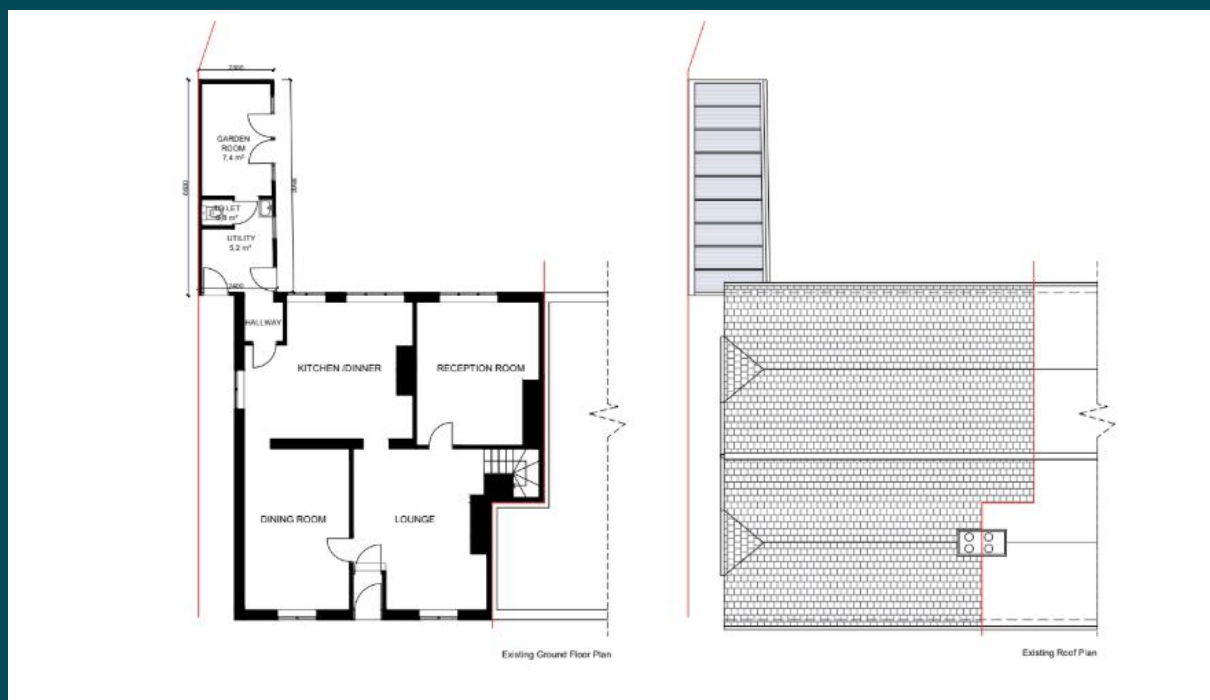


Fig.2 – Existing Plans



Fig.3 – Existing Elevations

Assessment

The retrospective works relate to a modest historic outbuilding positioned within the rear curtilage of 4 Vicarage Street, a Grade II listed mid-18th-century dwelling forming part of a listed pair. The statutory listing for Nos. 2 and 4 Vicarage Street describes the principal building only; it does not refer to the rear outbuilding. However, as a structure within the historic curtilage of the listed building and present before the 1978 designation, it is treated as a part of the listed setting. Its main significance is derived from its historic functional association with the main house and its contribution to the long-established pattern of incremental rear-of-plot development typical of the character area. Whilst much of its significance and contribution comes from this, rather than its architectural elements, on a visual level, it is still a complementary element. The attached outbuilding is a simple lean-to structure constructed of single-skin imperial brickwork and built directly against the rear extension of No. 6 Vicarage Street (Durrell House). Although modest in scale, the structure sits comfortably within the historic plot, and its brickwork, mortar tone, and painted finish are visually compatible with the palette of materials found on the rear elevations of Nos. 2 and 4. The existing timber-framed French style windows and doors form part of an earlier phase of alteration and are not included within this application.

The current application relates solely to the internal works and the replacement of the roof covering. The replacement of the roof with polycarbonate sheeting, while not a traditional material, is acceptable in this context because the outbuilding is primarily a secondary, utilitarian structure that is completely screened from public view by the main house. The replacement roof covering is consistent with the lightweight, functional roofing often found on small garden outbuildings and lean-to structures, where practical and easily replaceable

coverings have historically been used. The new roof covering does not alter the form, brickwork, massing or silhouette of the structure or main house and is fully reversible, ensuring that no historic fabric has been lost and that a more traditional material could be reinstated in the future if required. Given the outbuilding's modest character and its enclosed location, the roofing material does not result in any harm to the heritage asset or its setting.

Regarding the new toilet and sink, as these works are entirely contained internally within the building, they give rise to no external heritage impact to either No. 2 or No. 4. The installation of the small WC and sink have been undertaken sympathetically and sensitively, employing suitable materials, light-touch fixings and appropriate fittings throughout. Regarding the mounting of the sink, this is against the outbuilding structure's wall rather than main houses', plus the intervention is modest in scale and has been carried out in a way that avoids harm to any historic fabric, and it is therefore not considered to have resulted in any detrimental effect. Overall, the internal works are modest in scope and have been carried out sensitively, limited to minor upgrades and the installation of simple fixtures and fittings that sit comfortably within the utilitarian character of the outbuilding. These interventions improve the day-to-day functionality of the space while remaining entirely in keeping with the building's ancillary role and without affecting any historic fabric or altering contribution to the significance of the listed building.

It is also relevant that No. 2 Vicarage Street, the adjoining property forming the other half of the listed pair, secured planning permission and listed building consent in 2016 for the demolition of its own lean-to structure and the construction of a modern single-storey extension (refs. 16/03166/FUL and 16/03413/LBC). That scheme introduced a contemporary form and materials to the rear of the listed building and was considered acceptable by the Local Planning Authority. While each case must be assessed on its own merits, this neighbouring approval demonstrates that alteration (including the use of modern materials) to rear curtilage structures can be accommodated without harm to the significance of the listed buildings or the conservation area. In comparison, the current proposal at No. 4 is materially more modest, retains the historic footprint and form of the outbuilding, and involves no demolition or enlargement.

When considered against the significance of the heritage assets, the proposals amount to a low-level, reversible form of change to a curtilage structure whose contribution is primarily historic rather than architectural. The works do not affect the significance of the historic grouping formed by Nos. 2 and 4 Vicarage Street, nor do they alter the established relationship with Durrell House, as the outbuilding's form, position and contribution to the rear-of-plot arrangement remain unchanged.

The development does not erode the legibility of the historic plot structure, diminish the ability to appreciate the listed building's architectural interest, or affect the property's contributions to the character and appearance of the Warminster Conservation Area, especially as it is not visible from public vantage points. The outbuilding remains clearly subordinate to the main house, and its historic relationship with the listed building is preserved. Additionally, the polycarbonate roof covering provides a durable, watertight

surface that prevents leaks and water egress, and allows for easy cleaning, while the addition of a small WC and sink offers practical day-to-day functionality.

As such, the development also fully accords with Core Policy 58 (Ensuring the Conservation of the Historic Environment) of the Wiltshire Core Strategy. The scheme also complies with Section 16 of the NPPF, Section 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The development is considered to protect and conserve the historic environment and represent a sensitive, proportionate intervention that respects the established character of the site.

Conclusion

The statement has provided details of the designated heritage assets affected by the proposed development, together with a proportionate assessment of the impact of the proposal on their significance. It is concluded that the development results in no harm to listed buildings or to the historic significance of their setting, including the conservation area.

The proposed development is fully policy-compliant with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special regard to be given to the desirability of preserving a listed building and its setting. The scheme also accords with the heritage protection objectives of the National Planning Policy Framework (2024), particularly Section 16, as well as the Wiltshire Core Strategy 2015.

Appendix 1 – Internal photos of the application structure

