

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/00922
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Marlborough Pets, 5 London Road, Marlborough, SN8 1PH
DESCRIPTION OF WORKS:	Repair and replacement of damaged shopfront window and entrance door on a like-for-like basis following accidental impact damage. Repairs made to some of the roof tiles and guttering.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

No.5 London Road is a grade II listed building dating from the 18th century. Listed as a row of three buildings, including Nos. 3 & 4, it is a traditional brick built building with shop frontage, under a gambrel plain clay tile roof. The ground floor has a 'pent roof' that extends across the frontage of the row of listed buildings.

The site lies within the Marlborough Conservation Area.

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

C18. Blue headers with red brick dressings and chaining. Gambrel old tile roof. Red brick stacks. 2 storeys and attics, Red brick modillion eaves cornice. 4 tripartite casements on 1st floor. 4 attic dormers with pitched roofs, tile hung cheeks, and casement with glazing bars. Ground floor is neo-Georgian pastiche under contemporary old tile pent roof. Nos 3 to 7 (consec) form a group.

PROPOSAL

Repair and replacement of damaged shopfront window and entrance door on a like-for-like basis following accidental impact damage. Repairs made to some of the roof tiles and guttering.

RELEVANT PLANNING HISTORY

None.

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).

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.

CONSULTATION RESPONSES

- Marlborough Town Council – no objections.

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.

In order to be acceptable, the application needs to be assessed against the following criteria:

Information considered/submitted

Paragraph 207 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance.

- Heritage, Design and Access Statement

The information provides a good understanding of the background history of the current situation, details of the existing shop window, door and required works to repair the shop frontage. The level of detail is considered adequate to understand the proposals and any impact on the building and its fabric for this particular application.

Paragraph 208 also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis:

Assessment of significance:

According to the National Planning Policy Framework (NPPF), significance is defined as:

"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."

Historic England further categorises significance into four key values:

- *Evidential* – the potential of the asset to yield evidence about past human activity.
- *Historic* – the ways in which the asset illustrates aspects of history.
- *Aesthetic* – the sensory and design qualities of the asset.
- *Communal* – the meanings and associations attached to the asset by people.

In this case the significance of the building lies largely with its architectural form and detailing, being typical of the local vernacular buildings that reflect the historic buildings within the conservation area. The materials and architectural features are key elements that form the building's significance.

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 shop front suffered a vehicle impact in January 2026, damaging the shop front, main entrance door and pent-roof. The proposal seeks to repair and replace elements of the shop front, which have been damaged beyond reasonable repair from the impact, caused by a lorry.

The proposed works will not alter the shop front, as the intention is to repair, replace and reinstate the shop front as per the situation prior to the accident.

The existing shop front is actually quite modern – the brick work is relatively new, perhaps later 20th century, and the timber joinery is also modern. The curved bay window as a feature is historic in origin, the listing stating 'neo-Georgian' (so later 19th/early 20th century), although it has been rebuilt at some point in the later 20th century and no historic fabric survives.

Obviously the frontage needs to be repaired from the damage caused irrespective of the age of fabric affected in order to preserve the building and secure its continued use. As the proposals seek to reinstate the timber joinery as per the pre-accident situation, and there is no loss of historic fabric, the overall impact is relatively low. The works will reinstate the frontage, so there will be no alteration to its appearance.

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?	N/A
(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):

None.

CONCLUSION

The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

In this case, the impact of the proposals on the designated heritage asset will be positive, restoring its ground floor frontage to its pre-accident situation, and therefore requirements of current conservation legislation, policy or guidance are considered to be met.

In this case the proposals will also result in heritage benefits by virtue of the proposed investment in repair and upgrading/structural repair which will help to secure the future of the building by enabling its continued business use.

RECOMMENDATION:

That Listed Building Consent be GRANTED, subject to the following conditions:

- Standard time limit
- Approved plans
- Joinery to have a painted finish and maintained as such.