

Wiltshire Council Planning Consultation Response

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Application No: PL/2026/02230
Discharge of Condition 2 (Materials) of Listed Building Consent PL/2025/06054
Woolley Grange Hotel, Woolley Green, Bradford On Avon, BA15 1TX

Please find following comments in respect of the above application(s).

Recommendations:

☐	No comment
☐	Support in principle subject to amendments to the scheme (as set out below)
☐	Support subject to conditions (as set out below)
☐	Object (for reasons set out below)
☒	No objections

Scope of comments: the following comments relate to the built historic environment.

These are additional comments following a reconsult due to a discussion on the proposed stone. These comments should be read in conjunction with the previous comments.

National Policy and guidance: 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. Sections 16 (LBC) and 66 (PP) require that **special regard** be given to the desirability of preserving or listed buildings, their settings or any features of special architectural or historic interest which they possess.

The NPPF outlines government policy, including its policy 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 214-16 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 should 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.

Local Policy: The Council's Core Strategy Policy CP58 '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."

Wiltshire Council's Core Strategy Policy CP57 '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.

Proposal: Discharge of Condition 2 (Materials) of Listed Building Consent PL/2025/06054

Relevant planning history: The building has been subject to a few applications in relation to the reuse of the building to create a Hotel/ Spa. This application relates to a discharge of condition for materials in relation to a screen/ balustrade to hide the modern kitchen plant that has been placed on the single storey roof to the north elevation.

Issues: impact on the listed building.

Information considered/provided: 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.

As this is a discharge in condition application, the main Heritage Statement was provided within the full application (PL/2025/06054).

However, 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.

Significance of assets and contribution of setting: The NPPF defines significance 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 assesses significance in a similar manner, referring to evidential, historic, aesthetic and communal values of a place.

The building has had a long and complex history, which has resulted in several phases of work. The scope of this application is focused on the proposed material to create a 'screen' to hide the modern kitchen equipment to a later, single storey extension to the rear elevation. The phasing of the building can be seen with the contrast of the rough coursed walls at first floor and the ashlar stone at ground floor level. It appears that a few stone types have been used, but this may be the result of different beds of rock and the specific location within the quarry. As such, the walls of this elevation present several 'variations' of stone.

Assessment: To allow the building to operate as a hotel and spa, space was needed to create a commercial kitchen and the associated plant (including extract). The north elevation (the rear of the building) has been subject to piecemeal development over its life and offered a single storey flat roof to house the associated plant. The previous approval was to allow for a stone balustrade to be formed to act as a screen to the plant from ground level, replicating a similar balustrade to the west (left-hand) side of the northern elevation. This balustrade has been subject to recent repairs.

The proposed stone – Hartham Park stone, which is quarried locally, has been used on the estate and the main house. The stone has a contrasting colour and texture, including some darker elements, warmer and cooler tones, rather than a unified stone such as a Bath Stone. As part of the previous advice, an alternative stone was suggested as it may have been a better colour match to the north elevation.

Various shades of stone have been used within the grounds and the buildings, such as the pale buff colour for the entrance piers, to stones with a deeper contrast and formation. The northern elevation itself has a slight mix, and this contrast is also seen between the smooth ashlar stone at ground level and the older, rough coursed stone which can be seen in the gabled ends at first floor level.

A site visit was undertaken to assess both stones against the existing fabric to allow for a comparison in natural light, rather than a photograph which can be seen to obscure the colouring or contrast. The closest stone is the Hartham Park stone. Whilst this will look new when compared the existing stone, this will naturally weather over time, complimenting the existing stone on this elevation.

Summary & 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.

The impact of the proposals on heritage assets will be neutral and comply with the existing consented scheme. On this basis no specific justification is required however it is considered the works will assist in securing the future use of a heritage asset in support of its long-term conservation. The requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the application.