

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/02431
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Maplecroft House, 109 Bath Road, Bradford On Avon, BA15 2PE
DESCRIPTION OF WORKS:	Replacement of damaged external decorative shutters and replacement of fire surround in snug.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

Maplecroft House is a grade II listed house, it's central core dating from the late 18th century, with Victorian additions. A formal Classical Georgian dwelling it originally served at the heart of Maplecroft Farm complex, and it features classic architectural characteristics such as a moulded details including string course and cornice with plain parapet and architrave surrounds and keystones.

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

Nucleus of the house is late C18, with some Victorian additions. Ashlar frontage facing south west. 2 storeys. Moulded cornice and plain parapet. Moulded string course at second floor level, and plain string course at first floor level. Pantiled roof. 3 windows. Sashes in reveals, glazing bars intact, central porch on square section columns with room over. Porch windows have semi-circular heads, moulded architrave surrounds, keystones and imposts; balustered aprons under each window.

Maplecroft with gatepiers and walls, No 110, and Pigeon-cote form a group.

PROPOSAL

Replacement of damaged external decorative shutters and replacement of fire surround in snug.

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.

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

Bradford on Avon Town Council – no objection.

Bradford on Avon Preservation Trust – *"We welcome these proposals subject to any requirements of the Conservation Officer and consider that the new fireplace will be a significant improvement on the existing fire surround."*

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 Statement and Schedule of Works
- Design and Access Statement
- Photographic survey

The supporting information listed above is considered to be sufficient information to support the application, and an adequate assessment of the significance of the external louver shutters and fireplace, and their contribution to the overall significance of the designated heritage asset.

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 character and detailing, being a formal Ashlar built dwelling from the mid-Georgian period.

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 application is for works to two unrelated elements, namely the external louvre shutters and an internal fireplace surround. Assessment of these works is as follows:

External louvre shutters:

The main frontage of this building, along with an attached 'cottage', an attached building believed to pre-date the Georgian house, although altered to fit the Classical aesthetic. These parts of the building have external louvre shutters to the sash and casement windows, fitted with pintles – these were likely to have been added in Victorian period. Whilst shutters were features on Georgian and Regency facades, these tended to be adjustable to control the light: those fitted on Maplecroft House are not particularly historic in date of fabric, and although functional, appear to be more of a fashion statement than for practical reasons.

The proposal is to repair and replace certain shutters due to the poor and rotten condition of the majority of the shutters. The new shutters will be exact copies of the existing, although painted a different colour (confirmed as a 'Prescott Green', p.5 of the Heritage Statement), which will not harm the aesthetic qualities of the façade.

Fireplace surround:

The proposal is to replace the fireplace surround within the 'snug', within the main house. The existing is a modern surround, constructed of MDF, and the proposal replaces this with a more traditional Bath stone surround. No alterations to the fireplace itself are required. The replacement of the surround will not result in the loss of historic fabric and the new surround is considered an appropriate style for such a building.

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):

N/A

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 heritage assets will be largely positive by replacing rotten louvre shutters with matching copies, and update a fireplace surround with an appropriate style for the Georgian period. As a result, the requirements of current conservation legislation, policy or guidance are considered to be met, as the works will not harm the significance of the designated heritage asset, thereby preserving its special interest.

RECOMMENDATION:

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

- Standard time limit
- Approved plans