

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/02129
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Manor House, High Street, Rowde, Devizes, SN10 2ND
DESCRIPTION OF WORKS:	The addition of glazing behind the existing structure of the outbuilding store, allowing for the conversion of the courtyard store and garage into a boot room and utility.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The property is a Grade II listed building. It also affects the setting of a number of neighbouring listed buildings.

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

ROWDE HIGH STREET ST 96 SE (north side) 4/234 Manor House II Farmhouse, C18 extended in early C19, red brick with slate roofs. Two-storey, 2-window hipped-roof front with 2 pairs of 12-pane sashes in timber architraves each floor and rear stack. Flush quoins at south-east angle and 2 blocked bead-moulded 2-light mullion windows in east end wall. Long rear range, half-hipped to north with ridge stack and wing projecting from east side with east end stack. East side door with timber-hood on brackets and one-window range of 16-pane sashes. Wing has south side door, 16-pane sash to right and cambered-head 8-pane window over. West side of rear wing has 3-window range of casements, cambered-heads to lower windows. At north end, attached stable and loft building with pantiled outbuilding beyond.

PROPOSAL

The proposal seeks the addition of glazing behind the existing structure of the outbuilding store, allowing for the conversion of the courtyard store and garage into a boot room and utility.

RELEVANT PLANNING HISTORY

Proposal / Summary
PL/2021/07860 - Householder planning permission Decision - Withdrawn by Council Date: 28/9/2021 – Attic conversion with additional conservation rooflights and new doors on ground and first floor
PL/2021/08187 - Listed building consent Decision - Approve with Conditions Date: 18/10/2021 – Attic conversion with additional conservation rooflights and new doors on ground and first floor

PL/2024/05889 - Approval of details reserved by a condition Decision - Approve Date: 3/7/2024 – Discharge Conditions 4 on PL/2021/08187 - Attic conversion with additional conservation rooflights and new doors on ground and first floor
PL/2024/05937 - Householder planning permission Decision - Approve with Conditions Date: 14/8/2024 – Installation of five rooflights and internal alterations to attic.
PL/2024/06162 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 14/8/2024 – Installation of five rooflights and internal alterations to attic.
K/10217 - Full planning permission Decision - Approve with Conditions Date: 2/4/1987 – CHANGE OF USE FROM BARN TO DWELLING.
K/12384 - Full planning permission Decision - Approve with Conditions Date: 4/8/1988 – CONVERSION AND EXTENSION OF BARN TO FORM 4-BEDROOM HOUSE
K/43497 - Full planning permission Decision - Approve with Conditions Date: 16/7/2002 – The erection of a conservatory.
PL/2026/02129 - Listed building consent (Alt/Ext) – The addition of glazing behind the existing structure of the outbuilding store, allowing for the conversion of the courtyard store and garage into a boot room and utility.

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.

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

Rowde Parish Council – No comments received

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.

No representations were 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.

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. In this case, the application is accompanied by a “Design, Access and Heritage Statement” which provides sufficient information to understand the impact of the proposals and is proportionate to their scope. The requirements of the NPPF are therefore met in this respect.

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 historic fabric and architecture - its form, layout and architectural expression/detailing and use of high-quality design materials which have significant aesthetic and architectural interest. The layout of the farmyard and courtyard, also evidential value about the general aggrandisement and development of farmsteads during this phase of history. Existing within the store is a stone floor and a number of agricultural fixtures, including a pulley and belt system mounted on the roof trusses. This confirms its historic use as agricultural and perhaps once housed an early generator used for cake crushing. These features contribute positively to the evidential value of the building, illustrating its historic use.

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 aim of the proposed works is to create a warm and functional internal space, bringing the store and garage into beneficial use. Internally, a new insulated lime render is proposed to all external masonry walls both within the store and the garage. The introduction of a breathable lime-based insulation will maintain and protect the existing historic fabric whilst improving thermal performance and comfort within the space.

The Garage:

The existing modern boarded timber garage doors located on the east elevation of the garage will be removed, and the opening will be partially infilled with brickwork to match the existing and repointed to match. A new boarded single timber door will be inserted within the opening, with a timber lintel above, maintaining the historic access route while reducing the overall opening. A new plasterboard ceiling will be installed within the garage with insulation above, improving thermal performance and allowing the garage to be used as a functioning utility. The existing door opening between the garage and store will be centrally relocated with a new panelled timber door. The existing modern concrete floor slabs will be lifted and a new breathable limecrete floor installed further improving thermal performance, and protecting the existing historic fabric by ensuring moisture from the ground is not driven up through the existing walls.

The Store:

The existing timber posts to the store's semi-open frontage are to be repositioned more centrally within the opening to avoid the existing clash with the stair and maintain the established open character of the structure. Any existing paintwork to the timber frame is to be gently removed using a poultice system. New crittal-style double glazing is proposed behind the timber posts and staddle stones. The intervention will improve the usability and provide weather protection to the store whilst retaining the visual openness and character of the frontage. The existing stable door between the store and the main house is to remain and be refurbished to remove the remains of a cat flap. The existing modern gate from the store out into the rear garden will be removed. The roof will be extended to provide sheltered access to the rear garden, matching the existing roof with painted barge boards to ensure visual continuity with the existing house. A new crittal-style double glazed door with sidelight and top light will be installed at the threshold. Internally, wood fibre insulation is to be installed in between and below the existing rafters to follow the slope of the roof. The existing trusses will remain visible. The existing flagstone floor will be carefully numbered, lifted and re-laid in the same pattern following the installation of a new breathable limecrete floor, further improving thermal performance, and protecting the existing historic fabric by ensuring moisture from the ground is not driven up through the existing walls. The flagstones will be re-laid to match the existing layout and appearance, ensuring the proposal preserves the established character and value of the courtyard. The existing agricultural fixtures will be retained in place.

The proposed works are considered to result in no harm to the special architectural or historic interest of the listed building. The intention is to bring back the outbuildings into viable use, justifying their continued maintenance and upkeep for future generations to appreciate

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 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.

RECOMMENDATION:

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

.1. WM13 – Approved Plans:

Location Plan, ref: CHALK 24-03-02-E100 - dated 30/03/2026
Existing Site Plan, ref: CHALK 24-03-02-E101 - dated 30/03/2026
Existing Ground Floor Plan, ref: CHALK 24-03-02-E102 - dated 30/03/2026
Existing Elevations 1 of 2, ref: CHALK 24-03-02-E120 - dated 30/03/2026
Existing Elevations 2 of 2, ref: CHALK 24-03-02-E121 - dated 30/03/2026
Existing Sections, ref: CHALK 24-03-02-E140 - dated 30/03/2026
Proposed Site Plan, ref: CHALK 24-03-01-101 - dated 30/03/2026
Proposed Ground Floor Plan, ref: CHALK 24-03-01-102 - dated 30/03/2026
Proposed Elevations 1 of 2, ref: CHALK 24-03-02-120 - dated 30/03/2026
Proposed Elevations 2 of 2, ref: CHALK 24-03-02-121 - dated 30/03/2026
Proposed Sections, Ref: CHALK 24-03-02-140 - dated 30/03/2026

2. WL6 EXTERNAL JOINERY DETAILS

ⁱDetails of all new external window and door joinery and/or metal framed glazing shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.