

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/02703
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Wheelwrights House, 63 High Street, Chapmanslade, Westbury, BA13 4AN
DESCRIPTION OF WORKS:	Amendments/Alterations to Kitchen/Utility Room.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

Number 65 and Wheelwright House, together with the front walls and railings, is a grade II listed building, listed on the 11 September 1968.



The list description reads (a means to identify a building) as follows:

‘Nos 63 (The Wheelwrights House) and 65 with front walls and 11.9.68 gate piers GV II Two semi-detached houses. Early to late C18. English bond brick with chamfered stone quoins and stone plinth, tiled roof, gable end brick stacks. Two-storey, 6-window. Each house has door with 6 fielded panels in chamfered stone case with flat stone hood on brackets, two 12-pane sashes in beaded architraves to left and right of door to No 63, up concrete steps. C20 window to cellar to right. First floor has five 12-pane sashes in beaded architraves to right, one 3-light cyma-mullioned casement over door to No 65, to left of straight joint with quoins. Three gabled dormers to attic with 6-pane windows. Left return has two 3-light cyma-mullioned casements to ground floor and 2-light casement with sash to one light to first floor, 2-light casement to

attic dormer of rear wing. Rear parallel range. C20 garages attached to rear not of special interest. Rendered flanking walls attached to front with weathered stone coping and brick gate piers with moulded stone cappings and tall finials.

No 63 was formerly the Wheelwrights Arms Inn'.



Historic England Red Box image. Only image other than the church and school. Clearly a very significant building and once a grand large house (note quoins on left hand side)

It is within the Chapmanslade conservation area.

PROPOSAL

[Guidance Note: Provide a detailed description of the proposed works to the listed building including its size, design, location, and any other relevant features. This should be concise but comprehensive, summarising what is being proposed.]

RELEVANT PLANNING HISTORY

Proposal / Summary
W/83/00123/FUL - Full planning permission Decision - Approve with Conditions Date: 5/4/1983 – Double garage and workshop and single garage
W/78/00519/HIS - Historic apps 1974 to 1983 Decision - Approve with Conditions Date: 7/7/1978 – Extension at rear of existing building
W/87/01547/LBC - Listed building consent Decision - Approved Date: 24/11/1987 – Recover front roof slope with clay tiles, restore two dormer windows and installation of two skylights
PL/2024/00784 - Householder planning permission Decision - Approve with Conditions Date: 27/3/2024 – Conversion of an existing garage to granny annexe

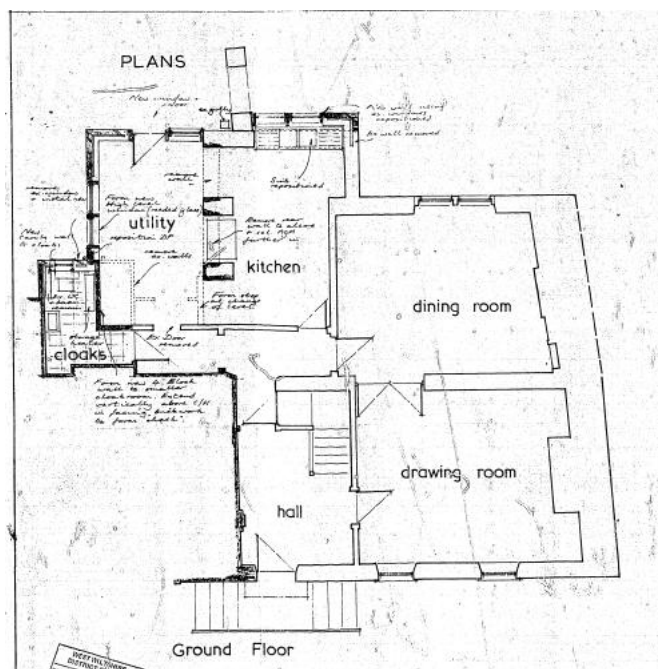
PL/2025/09774 - Listed building consent (Alt/Ext) Decision - Refuse Date: – Amendments and alterations to Kitchen/Dining room including knock through.

W/78/00519/HIS

Wheelwrights House, 63 High Street, Chapmanslade, Wiltshire, BA13 4AN

Extension at rear of existing building

The following is the approved floorplan:



Note: part of chimney breast removal approved as part of the 1978 application

That Wheelwrights House was a larger building and that number 65 has acquired part of the ground floor (and first floor possibly) at some point post 1939.

PL/2025/09774

Amendments and alterations to Kitchen/Dining room including knock through (between kitchen and dining room)

Application REFUSED

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.

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 and the impact on the character of the conservation area.

CONSULTATION RESPONSES

Chapmanslade Parish Council: no objection

REPRESENTATIONS

Internal works to Grade II

In accordance with the requirements of Section 5(3)(a) of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended) publicity is not required for listed building consent to carry out works affecting only the interior of a Grade II (unstarred) listed building.

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.

The application was supported by a historic building report and a design, access and heritage statement, however, there was no assessment of significance. Nevertheless, 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, in so far as it relates to the current application, lies largely with ...

Its architecture;

The use of traditional materials in particular the clay tile roof, the small pane timber sash windows, red brick; stone quoin detailing;

Its plan form;

Its siting, slightly elevated above the road and with a forecourt;

The wall and gatepiers with ball finials;

That it was once a single grand house;

Its former role as a public house (social, historical interest).

The building makes a strong positive contribution to the character of the conservation area in view of its slightly elevated position such that the full elevation is visible. It also reads as a high-status house in view of its size and the ensemble of different elements, together with its location at the centre of the village.

In terms of the proposed areas of work that are the subject of the present application, the current kitchen and utility area are later (albeit historic) additions to the house, necessitated by the subdivision of the building into two residential units. The WBR report evidences the degree of change to the area. The photographs evidence the lack of historic 'character' and features. As such, this area is considered to have modest significance in relation to the building as a whole.

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.

Officer assessment

It is not unreasonable for a house of this size (even in its subdivided form) to require a generous kitchen and kitchens are now primary rooms, rather than secondary spaces.

The previous application sought to ingress into the dining room but this was objected on the basis that the proposals would have an adverse impact on the character of that space.

The options open to the householder are limited. The current kitchen is much altered and the stack impedes the integration of two spaces. Whilst the current proposals would necessitate the removal of historic fabric, the fabric is considered to be of low significance. It is also worth noting that the 1978 application (seemingly not fully implemented) seemingly approved the removal of part of the chimney breast.

The proposals are therefore considered to be in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, chapter 16 of the NPPF, core policy 58. In view of the fact that the proposals are internal, there would be no impact on the Chapmanslade conservation area and as such the proposals are in accordance with Section 72 of the forementioned act.

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?	

CONCLUSION

The overall impact of the proposals on heritage assets will be harmful but this harm is assessed as being on the low end of the 'less than substantial' scale. In view of the requirement for current houses to have kitchens of a commensurate size to the other spaces, the proposals are considered to be in the interests of the building as a whole (ie a wider public benefit). On this basis no specific justification is required as 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.

RECOMMENDATION:

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

Standard 3 years

Plans

Condition that following opening up of boxing on rear wall, to agree what happens in this area before works proceed