

Our Ref: ST/251118/P1

22 June 2026

Development Services Central Area
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN



BY PLANNING PORTAL

Dear Sir/Madam,

Town & Country Planning Act 1990

Listed Buildings and Conservation Areas Act 1990

Proposal: Formation of bathroom within existing loft

At: 52 St Martins, Marlborough, Wiltshire SN8 1AS

PP-14643649

Fowler Architecture & Planning Ltd have been instructed by Mr & Mrs A Hall to submit a Listed Building Consent application to Wiltshire Council for the above development at 52 St Martins, Marlborough.

This application has been submitted via the planning portal and comprises:

- Completed application form and certificates;
- Drawing No. 251118-01: Location and Block Plan;
- Drawing No. 251118-02: Existing Loft Plan;
- Drawing No. 251118-03: Proposed Loft Plan;
- Covering Letter by Fowlers (below).

1. Site and surroundings

52 St Martins is an existing end-of terrace dwelling, located within the village of Marlborough, Wiltshire. The application site comprises the existing dwelling of 52 St Martins and established residential curtilage.

The site is bound by neighbouring residential dwellings to all sides. This part of the village is characterised by residential dwellings with The Green and Marlborough High Street located to the west/south-west.

52 St Martins is Grade II listed (in conjunction with 51 St Martins), designated on the 18 July 1949. The Historic England list entry is as follows:

'SAINT MARTINS 1. 5407 (South Side) Nos 51 and 52 SU 1969 1/96 18.7.49. II 2. C18. 2 storey. Colourwashed brick. Brick dentil cornice. Old tile roof. No 51 has irregular C19 casements and 6 panel central door with flat hood on cut brackets. No 52 has 3 windows, glazing altered, on 1st floor, 2 angular bay windows with small cornices and flat roofs on ground floor, flanking 6-panel central door with architrave surround, rectangular fanlight of diamond pattern and small flat hood over'.

The site is located within the North Wessex Downs National Landscape, the Marlborough Conservation Area and Fluvial Flood Zone 1 - with low chance of flooding.

2. Planning History

15/00407/LBC - Replace existing upvc windows with painted timber sash windows, conversion of existing ensuite and bathroom into family bathroom, blocking up of internal and external openings, removal of stud partition walls and installation of WC and drainage. Approved 09.03.2015.

PL/2023/02029 & PL/2023/02572 - Proposed single storey rear extension, replacement of non-original windows in the rear and side elevation, reinstatement of loft access and staircase, waterproofing treatment to walls and floor to part of cellar, internal alterations and refurbishment works including replacement on non-original sanitaryware, plumbing and joinery'. Approved 02.06.2023.

3. Proposed Development

This planning application seeks permission for the *'Formation of bathroom within existing loft'* at 52 St Martins, Marlborough.

Planning permission was granted in 2023 for the reinstatement of the loft access and staircase – but did not specify the proposed use of this loft space. The applicants seek to utilise the space as a bathroom.

The new bathroom suite will connect to the existing drainage system. An existing SVP is located to the south-eastern corner of the loft and the new bathroom will connect to the existing drainage system.

The works are minor in nature and will not harm the historic significance of the existing dwelling.

4. Planning Policy

Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application; and local finance considerations, as far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regards is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

For the purpose of this application, the development plan includes the **Wiltshire Core Strategy** (CS) adopted January 2015 covering the period 2006 to 2026, and retained saved

policies (not deleted by the adoption of the CS) of the **Kennet District Local Plan 2011** (LP) adopted in 2004.

The Government's policies are within the **National Planning Policy Framework** (the Framework) published December 2024 that describes how the planning system should achieve sustainable development and when the presumption in favour of sustainable development is engaged. The **Planning Practice Guidance** (PPG) provides further interpretation of the policies of the Framework.

5. Planning Analysis

Policy CP57 ensures high quality design and place shaping, stating *'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'*.

Policy CP58 ensures the conservation of the historic environment, stating: *'development should protect, conserve and where possible enhance the historic environment'*.

The proposed alterations are considered to be sensitive in nature, and respects the historic fabric of the Grade II listed dwelling.

The proposed alterations are small scale and will not alter the character of the dwelling, nor will the proposal result in a significant loss of historic fabric.

- In terms of the impact of the proposal, there will be no adverse impact on the fabric of the existing dwelling and so there will be no harm on the overall significance or special interest of the building.
- Due to the location of the dwelling, and the works comprising internal alterations only, 52 St Martins benefits from very limited intervisibility, the proposed development will not have an adverse impact upon the external appearance of character of the building and thus will not cause harm to the designated heritage asset or impact upon the setting of the listed house.
- The internal alterations will not impact on the ability to understand the significance of the listed building, or to understand the significance and importance of its setting.

Based on the above, this application proposal is considered to comply with the specific requirements and criteria set out under Policy CP58, and does not cause any harm to the designated heritage asset. As such accords with both the Framework and the relevant development plan policy.

6. Conclusion

The application site is large enough to comfortably accommodate the internal alterations, allowing continued use of the existing private amenity space whilst having no adverse impacts on character, appearance and setting of the listed building. There are no immediate neighbours that could be affected by the development through overlooking, loss of privacy or overbearing nature.

The scheme therefore accords with Policies CP57 and CP58.

I trust that the enclosed information is sufficient for planning application to be registered at the earliest opportunity. Please do not hesitate to contact me should you require any additional information.

Yours faithfully,

Stella Turner MSc MRTPI

Associate

FOWLER ARCHITECTURE AND PLANNING

Encs

cc: Clients