

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/02841
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Moxhams House, 17 Woolley Street, Bradford on Avon, BA15 1AD
DESCRIPTION OF WORKS:	Remove and replace some rotten floor timbers in the main bathroom - following a leaking shower. Repair to the Utility ceiling below - showing water damage.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The application site comprises a three-storey house, known as Moxhams House, which is a Grade II* listed building, located within the settlement of Bradford-on-Avon. The building is designated for its special architectural and/or historic interest under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The site lies within Bradford-on-Avon Conservation Area, and lies within the setting of several listed buildings, which are Grade II listed.

The building exhibits a polite façade which faces onto Woolley Street, formed of ashlar stone, under a wide overhanging eaves detail with timber sash windows and central doorway. The rear of the building has been subject to a number of alterations. This includes the small area where the proposed works are proposed. The building retains features of special interest that contribute to its heritage significance.

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

C18. Ashlar. 3 storeys. 5 windows, sashes, glazing bars, moulded architrave surrounds; central window on 1st floor and all windows on ground floor have cambered heads and keystones. Plain string at 1st floor level, moulded string at 2nd floor level with segmental pediment on acanthus-leaf enriched brackets over centre window. Heavily moulded crowning cornice on modillions, with plain parapet over. Central doorway with keystone, panelled door. Stone doorcase with fluted Roman Doric pilasters, triglyphed frieze with rose motifs in metopes, triangular pediment. There is a 1 window wing to left of main facade with a sash window in plain reveals on 1st and 2nd floor. On ground floor is semi-circular-headed opening with keystone and imposts. Wooden door (modern). Plain pilaster at division of wing and main facade and at right-hand side angle. Small fore-courts one each side of door, low ashlar walls ramped to house front with moulded copings and bevelled surface panels. 3 steps (semi-circular) up to door.

No 1 to 21 (odd) together with gatepiers and walls at No 21 form a group.

PROPOSAL

The proposed works are focused to the rear of the building to the first-floor bathroom and the Utility Room below which are in a later extension. The works are to carefully remove 4No joist ends which have suffered from wet rot and replace with new joists to connect to the retained ledger. To enable access, it will be required to remove the modern shower cubicle, including shower tray in the main bathroom, which will be reinstated after the works.

To the Utility Room on the ground floor, the existing plasterboard ceiling will be taken down and replaced with a new plasterboard board ceiling following the water ingress from the defective shower tray.

RELEVANT PLANNING HISTORY

Proposal / Summary
PL/2021/04216 - Full planning permission Decision - Approve with Conditions Date: 7/12/2021 – Internal and external alterations to the rear of the property
PL/2023/01364 - Householder planning permission Decision - Approve with Conditions Date: 25/7/2023 – Internal alterations and refurbishment works, proposed demolition of an existing lean to within the rear courtyard with proposed new pitched roof workshop and 3 bay garage built into the existing bank. New courtyard cobble surface, gates and rubble stone
PL/2023/01539 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 25/7/2023 – Internal alterations and refurbishment works, proposed demolition of an existing lean to within the rear courtyard with proposed new pitched roof workshop and 3 bay garage built into the existing bank. New courtyard cobble surface, gates and rubble stone
PL/2023/09466 - Approval of details reserved by a condition Decision - Approve Date: 19/12/2023 – Discharge of conditions 3, 5 & 6 relating to application PL/2023/01364 - Internal alterations and refurbishment works, proposed demolition of an existing lean to within the rear courtyard with proposed new pitched roof workshop and 3 bay garage built into
PL/2023/09500 - Approval of details reserved by a condition Decision - Approve Date: 7/12/2023 – Discharge of Condition No 4,6,7 and 9 on PL/2023/01539 (Internal alterations and refurbishment works, proposed demolition of an existing lean to within the rear courtyard with proposed new pitched roof workshop and 3 bay garage built into the existing ban

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 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

Historic England offered no response.

Bradford on Avon Town Council raised no objection.

Bradford on Avon Preservation Trust supported the application.

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.

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 submitted Heritage Statement was used for a previous application with more intensive works, however, the information provided did allow for an understanding of the building to be provided, which was supported by the Structural Engineers information. 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, and which contribute to the character of the conservation area.

The proposed works are focused on a later extension which form the bathroom to the first floor, and a utility room to the ground floor, following a water ingress from a defective shower tray. The floor joists are noted to be of softwood timber, with the ceiling to the Utility Room being of plasterboard.

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 proposed works are as a result of a leak from the installed shower cubicle within a later section of the dwelling. The long-term ingress of water has resulted in the damage to a few floor joists ends which have failed (wet rot) making them structurally unsound. The proposed work is to replace the failed joist ends and reinstate the shower cubical and ceiling to the Utility Room. This will ensure that this part of the building is structurally sound and fit for purpose.

There is no proposed loss of historic fabric, or form, and therefore there is no impact on the significance of the listed 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?	NA
(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?	
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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 overall impact of the proposals on heritage assets will be neutral as the replacement is of modern fabric with modern fabric. 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.

RECOMMENDATION:

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

- **WA5 – Timeline**
- **Plans**
- **WL23 SAFEGUARD EXISTING BUILDING(S)**
 - The works hereby granted consent shall be carried out in such a manner as to ensure that the existing building(s) is/are preserved and not structurally or superficially altered in any way whatsoever, save in accordance with the approved plans and the said building(s) shall be structurally supported and weatherproofed at all times during the construction period in accordance with established building practice.