

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELEGATED REPORT

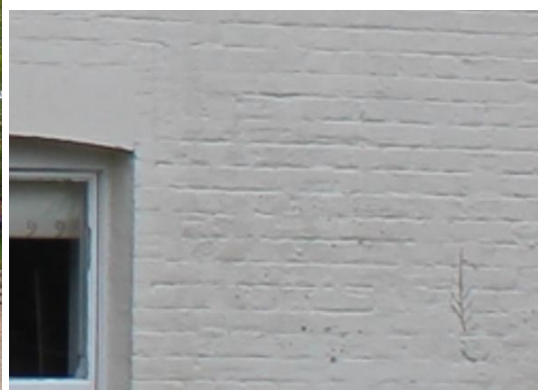
APPLICATION REFERENCE:	PL/2026/02123
APPLICATION TYPE:	Listed Building Consent (Alt/Ext)
SITE ADDRESS:	Pear Tree House, 96 Chitterne BA12 0LL
DESCRIPTION OF WORKS:	Protection of exposed external brickwork
RECOMMENDATION:	Approve

SITE DESCRIPTION/CONTEXT

Pear Tree House is a grade II listed dwelling in the Chitterne Conservation Area. Built of brick under a clay tiled roof, it dates from the C18 and has later alterations to the rear. It forms part of a grouping of historic buildings at the very centre of the village, that includes Elm Farm, White Hart House, Clump House, The Old Malthouse and the footbridge over the stream, all of which are grade II listed.



N front, 2011 Google



Detail of Historic England/David Lovell photo



N front, 2024 Google

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

Detached house. Late C18, refenestrated late C19. Painted English garden wall bond brick, tiled roof with gable end brick stacks. Two-storey, 3-window. Central 6-panelled door with flat wooden hood, 4-pane segmental-headed sash either side. Three 4-pane sashes to first floor. Late C19 parallel rear range. Included primarily for group value.

The group value highlights that the quality and character of the building as viewed from the street is its most significant feature. This character is strongly conveyed by its traditional clay tiles, timber sash windows, English bond brickwork, the mirrored gable chimneys and the overall proportions.

RELEVANT PLANNING HISTORY

PL/2021/11268 (FUL) & 11402 (LBC) Single storey rear extension and further rear alterations to the fenestration to GII listed detached dwelling. Further works include new greenhouse and adjustment to layout of driveway. Approved 02/02/2022

PL/2022/07567 Discharge of condition 2 of PL/2021/11402. Approved 11/10/2022

PL/2024/07777 Replacement roof covering (like for like) Approved 11/11/2024

ENF/2024/00917 Breach of condition of PL/2021/11402. Under investigation

PL/2025/00608 Protection of exposed external brickwork. Refused 10/02/2026

PROPOSAL

The proposal has come about due to the manner in which the paint was removed from the front elevation. Rather than use the approved Peelaway product, a harsh abrasive method was used (without the architect's knowledge) that has removed the fireskin from the face of the bricks, causing considerable damage. This is currently under investigation.

The applicants have been encouraged to consider the manner in which the damaged brickwork could be treated with regard to protecting it from increased water ingress.

The proposal is to apply multiple a thin lime render/sheltercoat and mineral paint to the north and south elevations where the paint has previously been removed.

The 2025 application proposed to apply a proprietary chemical treatment to the exposed brickwork of the front elevation.

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.

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. Impact on the character and appearance of the conservation area.

CONSULTATION RESPONSES

Chitterne Parish Council – no response 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.

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.

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 site has been visited several times by the case officer since 2024.

From the D&A for PL/2021/11402. "The existing gable ends are exposed brickwork with lime mortar. However, the front elevation has been painted with a vinyl type paint. We are proposing to remove this paint and any cement mortar and re-point in lime mortar followed by a traditional lime wash to return this section of wall to a 'breathable' construction."

Condition 2 of the same application's decision notice:

The method of removal of the existing paint shall be undertaken in a manner such that it will not harm the surface of the bricks. Details of the proposed approach should be submitted to the local planning authority for approval prior to the works commencing on site. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

Details of the Peelaway product for removal of the paint were subsequently provided in PL/2022/07567, and the condition was discharged.

The skin formed around bricks during firing is much less porous than the centre: damage to this will make the bricks able to absorb moisture more easily. Historic bricks are generally much softer than modern varieties, and can suffer from changes affecting their moisture content, especially when subjected to frost, which can cause spalling of the outer face of the bricks. This is commonly seen where an impervious cement mortar has been introduced, and bricks may gradually disintegrate. In this case, historic lime mortar has survived across the elevation, but the bricks have suddenly become more porous as a result of the cleaning method employed. The rough, jagged faces of the bricks are very likely to crumble if they endure significant moisture ingress, and the extended periods of rain from the N/NE of recent times could achieve that.

Advice regarding the the use of traditional paints and mortars is widespread, each clearly justified by the associated moisture changes and oft seen damage when modern versions (e.g. vinyl, cement) are employed. Guidance from Historic England, the Society for the Protection of Ancient Buildings (SPAB) and the Institute of Historic Building Conservation all seek to steer people away from any modern products where the consequences of their use isn't fully understood. The application of a product that soaks into the substrate is permanent, it cannot be stripped off, unlike limewashes and most paints.

The use of any non-traditional chemical on historic fabric should be very carefully considered, and in the case of the 2025 application, it was considered unacceptable and refused (from officer's report):

"It is therefore considered that the proposal would create a significant risk of harm to the character and fabric of the building that is not convincingly justified. It is further considered that an alternative solution, the application of multiple coats of hot-mix limewash, should provide sufficient protection from water ingress without creating an unknown and irreversible situation. In the event that this were to prove inadequate all options could still be reconsidered.

The 2021 applications had proposed limewash finish after the paint removal, not unpainted brick, but the applicants would now prefer not to carry this out. This application does not seek permission to change the appearance of the building from paint or limewash to bare brick, however it would be an undesirable consequence of the proposal, as the damage to the bricks is discernible from the street and the thick application of a limewash would soften this."

The current proposal is the application of a thick limewash/thin render that will provide traditional finish and protection for the building. Typically brickwork is painted with multiple coats of limewash but a thicker consistency is considered more likely to achieve the desired aim of smoothing the face of the brickwork to limit moisture retention and further surface deterioration. A mineral paint will then be applied. A method using Keim products has been proposed, known as 'the Halnaker method' to some, although similar products are available elsewhere and need to be catered for by condition.

The Design & Access Statement advises that the sheltercoat may require multiple coats, although the manufacturer's advice suggests one may be sufficient. In order to reduce any uncertainty in

this regard, it is considered appropriate to require a small trial area by condition that can be inspected by officers.

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?	

Comments (if any):

CONCLUSION

The proposed treatment of the historic brickwork is considered an appropriate method to mitigate some of the physical and visual damage. The method is reversible and will cause no harm to the fabric, character or significance of the listed building or to the CA, in line with the aims of sections 16 and 72 of the Act or the NPPF.

RECOMMENDATION:

That Listed Building Consent be APPROVED

Subject to conditions

LB 3yrs

Plans

Sample panel