

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/03153
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	62 New Park Street, Devizes, SN10 1DP
DESCRIPTION OF WORKS:	Erection of timber studwork partitions to reconfigure the bedroom and bathroom layout, providing wardrobe space, a dressing area, and a shower room. Replacement of the basement stair studwork partition with a traditional balustrade and handrail, and opening up the underside of the stairs to create a low recess for furniture.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The application site comprises a two-storey brick-built house known as 62 New Park Street, which is a Grade II listed building, located within the settlement of Devizes. 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 the Devizes Conservation Area. The property is listed with No. 63. The property is within the close setting of several listed buildings, including the Church of St Mary and Brownstone House (both Grade I).

The building has a polite façade of brick, with an eight-over-eight sash window with off-set door to the ground floor, with two eight-over-eight sash windows to the first floor. The architectural detail is formed of the painted window/ door headers, 1st floor sill course, and the parapet detail. The property retains features of special interest that contribute to its heritage significance.

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

2. Symmetrical pair of houses flanking yard entry. Early C19 2 storeys red brick on stone plinth. Stone 1st floor sill course. Small stone cornice and blocking course. Hipped slate roofs. 2 windows each on 1st floor with addition of false window to No 63, recessed sashes, 4 panes wide and on ground floor one wider window off centre and recessed door of 6 flush panels (2 glazed in door of No 62). Each with 2 pane rectangular fanlight.

Nos 62 to 67 (consec) form a group.

PROPOSAL

The proposed scheme looks to undertake internal changes. Within the rear bedroom and bathroom is it proposed to erection timber studwork partitions create a wardrobe space within the bedroom and a separate dressing area and shower room within the former bathroom.

Within the basement it is proposed to remove the basement stair modern studwork partition wall and replace with a traditional balustrade and handrail to open up the underside of the stairs.

RELEVANT PLANNING HISTORY

Proposal / Summary
K/85/1047 - Full planning permission Decision - Approve with Conditions Date: 30/1/1986 – Change of use from house to office on ground floor with flat over
K/16058/L - Listed building consent Decision - Approve with Conditions Date: 17/8/1990 – CONVERSION OF REDUNDANT CELLAR TO BEDROOM
K/37680/L - Listed building consent Decision - Approve with Conditions Date: 6/9/1999 – The erection of a conservatory
K/82/0996 - Full planning permission Decision - Approve with Conditions Date: 24/2/1983 – Convert existing house into two self contained flats
K/82/0997/LB - Listed building consent Decision - Approve with Conditions Date: 24/2/1983 – Convert existing house into two self contained flats
ENQ/2025/01050 - Pre-Application enquiry Decision - Pre-App Response Date: – Repairs to Grade II listed building as detailed in my email 30/06 removal of stair case and damp proofing to basement and dining room.

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 (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 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

Devizes Town Council raised no objections.

No other responses were received.

REPRESENTATIONS

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, complete with an assessment of the impact of the proposed works against the significance of the 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 submitted application provided a 'Heritage and design & access statement' which provided photographs of the rear bedroom and bathroom where the proposed sub-divisions are proposed and photographs of the staircase within the basement of the stud wall which is proposed to be removed and replaced with a balustrade. The submitted drawings provide some understanding

of the proposed works, supported by a simple specification. The information is considered to be adequate to assess the significance and the impact if the proposed works.

Additional clarification was provided via email (30/06/26) to confirm that no further works were required to provide support for the walls, such as upgrading or additional floor joists, and that the walls were freestanding structures.

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 the architectural appearance of a modest size town house, dated to the early C19, and responding to the growth of the town through industry and commerce. Internally, the building has been subject to numerous changes, including change of use, which appears to have resulted in the loss of most of the historic internal decorative finishes and some of the joinery. No information on the existing floor plans has been provided, but from the information submitted, it appears that the historic floor plans remain, though altered with the loss of chimney stacks. The floor plan and room layout were not designed as a formally proportioned or hierarchical as would be expected in the older or larger town houses.

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 212-221 of the National Planning Policy Framework (NPPF), and relevant local heritage policies and guidance.

Bedroom & Bathroom

The proposed works to the bedroom and bathroom would result in the sub-division of these rooms, which appear to retain most of their original plan form. Floor plans, and the form of the room, can often contribute to the significance of the building by providing information of the use and hierarchy of the spaces. The floor plan and room layout within this property were not designed as a formally proportioned or hierarchical as would be expected in the older or larger town houses.

The proposed works are focused to the rear bedroom and service wing (previously converted to a bathroom) which appear to have lost any features, such as chimney piece or breast, fitted joinery (cupboards, etc) or other features (such as coving or decorative plasterwork), therefore offers limited information or understanding of the former use.

If these rooms were of higher significant, retaining more features, or the property was designed as a formally proportioned, hierarchical house found in the older or larger town houses, retained features or fittings, or required additional works to support the walls, then these works would not be considered acceptable.

In this instance the new layout retains a similar relationship with the offset window and a door to the bathroom is considered to cause limited harm. This harm is adequately mitigated by the reversible nature of the works and benefits from improving usability.

The works to the bathroom create a sub-division of the space, however, the significance of this space, and its open nature, is not considered to be of limited significance, and therefore, the reversible nature of the works in this domestic setting is considered to cause limited harm. This harm is adequately mitigated by the reversible nature of the works and benefits from improving usability.

No other works are required to support the additional loading of the walls within these spaces, including up-grading the floor joists, as the walls are considered to be freestanding. Therefore, there is no potential of further impacts on the significance of the property and are easily reversible.

Basement

The proposed works to the basement look to remove the modern solid stud wall and reinstate a balustrade to the existing staircase formed of a square section balustrade, with square capping. The style of the balustrade is considered to be acceptable as it is of simple design suitable for a basement staircase.

The proposed works are not considered to cause harm to the significance of the 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?	N
(b)	If yes, has a protected species survey been submitted?	NA
(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?	NA

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 proposed works are to rooms that have had previous intervention, and whilst considered to cause limited impact, this is outweighed by the benefit of improving the useability of the property. 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 Timescale
- Approved Drawings
- **WL8 INTERNAL JOINERY DETAILS**
No works shall commence on site until details of all new or replacement internal joinery, including doors, door linings, architraves, beading, and skirtings, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.
- **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.