

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/02356
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	29 Langley Road, Chippenham, SN15 1BP
DESCRIPTION OF WORKS:	Replace the entirety of the rear extension's beams, coping stones, and tiling; and a change in arrangement of both side windows, doors, and proposed roof windows of that same extension. (amendment to PL/2021/10623)
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION & PROPOSAL

The application site comprises a Grade II listed dwelling known as 29 Langley Road, located within the settlement of Chippenham and within the Chippenham Conservation Area. The adjacent property 27 Langley Road is also Grade II listed.

The property is an early-mid 19th century dwelling constructed in limestone ashlar to the principal elevation, with rubble stone to the rear under a slate roof. The building is of a symmetrical three-storey form with sash windows and associated curtilage structures.

The application seeks listed building consent for works to the single-storey rear extension comprising:

- Replacement of the existing roof beams and roof coverings
- Reconfiguration fenestration approved under PL/2021/10623, including repositioning and reduced size of 3 rooflights within the same roof slope, and reconfiguration of the positioning of doors and windows on the south west elevation.

The works are confined to the existing single storey rear extension and do not affect the principal elevations or historic plan form of the building.

A non-material amendment application to PL/2021/10623 accompanies this application reference: PL/2026/02386.

RELEVANT PLANNING HISTORY

Proposal / Summary
PL/2021/10210 - Householder planning permission Decision - Approve with Conditions Date: 24/6/2022 – Relocation of bathroom to first floor; addition of new skylights to existing rear extension and rear dining room; creation of new window to rear elevation.
PL/2021/10623 - Listed building consent Decision - Approve with Conditions Date: 24/6/2022 – Relocation of bathroom to first floor; addition of new skylights to existing rear extension and rear dining room; creation of new window to rear elevation.

PL/2026/02386 - Non-Material Amendment – Non material amendment on PL/2021/10210 for rearrangement of proposed door and window placements on side of rear-most extension. Slight adjustment in placement of three (3) roof windows on the rear-most extension. Replacement of all beams, coping stones

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.

Section 14 of the NPPF addresses the challenge of climate change, flooding and coastal change.

Paragraph 167 advises that "Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights).

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."

Chippenham Neighbourhood Plan

- Policy TC4 – Development within Chippenham Conservation Area

ISSUES

Impact upon the preservation of the listed building or its setting or any features of special architectural and/or historic interest.

CONSULTATION RESPONSES

Chippenham Town Council - No Objection

The minor alterations proposed would unlikely harm the significance of the listed building, and would preserve the special character and appearance of Chippenham Conservation Area in accordance with Policy TC4 of the Chippenham Neighbourhood Plan

Conservation Officer - No objection - given the extant Planning History and modern nature of the fabric affected.

There are no adverse effects on the special interest of the Grade II listed building.

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.

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 is supported by plans and a Design and Access Statement which adequately describe the extent of the proposed roof replacement and alterations to fenestration. The level of information provided is proportionate to the scale and nature of the proposals.

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 Grade II listed building lies predominantly in its historic and aesthetic values. Its early-mid 19th century origins, design and the high quality ashlar façade. The principal elevations, plan form, and surviving historic fabric of the main house are of greatest importance.

This application relates to a more modern rear extension. This part of the building is not referenced in the list entry and makes only a limited contribution to the overall significance of the heritage asset. Its value is therefore considered to be low.

The Design and Access Statement confirms that the proposals do not affect the principal building or its key architectural features, and that care has been taken to retain the existing plan form and avoid unnecessary loss of historic fabric. As such, the works relate to a part of the building of comparatively minimal heritage value.

The proposed works are confined entirely to the later rear extension and comprise replacement of defective roof materials, including beams, coping stones and tiles, together with minor alterations to the position of rooflights and adjustments to fenestration in the south west elevation.

The Design and Access Statement identifies that the existing extension is suffering from material failure, including deteriorated coping stones leading to water ingress and consequential damage to structural roof timbers. The replacement of these elements therefore constitutes repair and renewal necessary to address structural deficiencies and ensure the continued use of the extension.

The replacement materials will improve both the condition of the building, and provide an upgrade to the materials. In particular, the use of spanish slate is proposed in place of mineral fibre slate, and bath stone coping stones will replace the existing concrete coping stone. The conservation-style rooflights and timber joinery will match that previously approved, but with some alteration to the location and the fenestration will be smaller than previously approved. These changes represent an overall enhancement in material quality and detailing when compared to the existing extension.

Given that the works relate to a modern extension of limited significance, and involve repair, material upgrading, and minor alterations, the proposals will not result in harm to the significance of the listed building. Instead, they will deliver a degree of heritage benefit through improved materials and repair of structural issues.

The previous application for conversion of this rear extension comprised a condition requiring additional details of the fenestration. The applicant has instead provided this detail upfront, meaning that the condition does not need to be reapplied.

The proposals therefore preserve the significance of the listed building and are consistent with the statutory duty under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the guidance set out in the NPPF.

RECOMMENDATION:

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

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The works hereby permitted shall be carried out in accordance with the following approved plans received 13/04/26:

Location Plan

Proposed Ground Floor & First Floor Plan LD_105 B

Proposed First Floor and Roof Plan LD_106 B

Proposed Elevations LD_107 C

Plan received 23/06/26:

Rooflight details 1041EN3

Fenestration details as set out in email from the applicant received 25/06/26

REASON: For the avoidance of doubt and in the interests of proper planning.