

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/00963
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Calne Town Council Store, Patford Street, Calne, SN11 0EF
DESCRIPTION OF WORKS:	Proposal to make building water tight and safe from further dilapidation.
RECOMMENDATION:	

SITE DESCRIPTION/CONTEXT

The Calne Town Council Store was built in the late 19th century as the Old Fire and Ambulance Station and is located on Patford Street at rear of the Tudor Revival Calne Town Hall that fronts Cox's Hill junction with the A4.

It is two storeys built in limestone ashlar and coursed rubble, the building has a simple rectangular plan and the gable elevations have a single window range.

The gable elevations have ashlar clasping corners with a ground-floor cornice, that forms a full height round-headed archway. Ashlar to the ground floor with a plinth, and rubble infill to the arch ashlar frame above.

The Patford Street end (West) has a lower 2 storey ashlar right-hand lean to range with a right-hand door and paired first-floor windows in architraves. The Town Hall courtyard elevation (East) has the double half glazed timber doors with side timber doors under porch hood to the lean-to Ambulance Station.

The roof has ashlar gable stacks and a pantile half-hipped roof.

PROPOSAL

Proposal to make building water tight and safe from further dilapidation.

RELEVANT PLANNING HISTORY

Proposal / Summary
N/90/00221/FUL - Full planning permission Decision - Approved Date: 18/5/1990 – PROPOSED EXTENSION
N/90/00222/LBC - Listed building consent Decision - Approved Date: 18/5/1990 – EXTENSION & ALTERATIONS TO LISTED BUILDING
N/03/02808/LBC - Listed building consent Decision - Approved Date: 30/1/2004 – INTERNAL ALTERATIONS
13/05519/FUL - Full planning permission Decision - Approve with Conditions Date: 21/1/2014 – Change of Use From B1 (Office) to D1 (Non Residential Education Facility)
20/00974/PREAPP - Pre-Application enquiry – Installation of Secondary Glazing

ENQ/2024/01156 - Pre-Application enquiry Decision - Pre-App Response Date: 27/11/2024 – Proposed Repairs to Listed Building (make the building watertight and structurally sound for the future and prevent any further deterioration)
N/00/01088/DP4 - Wiltshire Council R4 Decision - Approved Date: 16/8/2000 – CHANGE OF USE TO DOCTOR'S SURGERY; EXTENSION TO REAR AND DISABLED ACCESS TO FRONT ELEVATION.
N/00/01089/LBC - Listed building consent Decision - Unknown Date: 16/8/2000 – INTERNAL AND EXTERNAL ALTERATIONS, INCLUDING REAR EXTENSION.
N/00/01905/CAC - Demolition in a conservation area Decision - Withdrawn Date: 29/9/2000 – DEMOLITION OF WALL
N/01/01176/TCA - Work to Trees in a Cons Area Decision - Approved Date: 5/7/2001 – REMOVAL OF 3 SYCAMORE TREES
N/01/02304/DP3 - Wiltshire Council R3 Decision - Withdrawn Date: 26/11/2002 – PAINTED LETTERING TO EXTABLATURE ABOVE FRONT ENTRANCE AND ERECTION OF 2 NO BRASS NAME PLATES
N/05/00049/LBC - Listed building consent Decision - Approve with Conditions Date: 9/3/2005 – To Repaint the Exterior Woodwork of the Building, Changing the Door Colour From Red to Green & the Windows From White to Green
N/91/02692/DP3 - Wiltshire Council R3 Decision - Approved Date: 28/1/1992 – CONVERSION OF GENTS TOILETS TO LADIES AND GENTS TOILETS
N/99/00940/LBC - Listed building consent Decision - Unknown Date: 15/6/1999 – EXTERNAL ALTERATIONS
PL/2026/00963 - Listed building consent (Alt/Ext) – Proposal to make building water tight and safe from further dilapidation.

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).

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).

Historic England Advice Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency, provides advice in support of consistent decision making on approaches to improve the energy efficiency and support carbon reduction of historic buildings, whilst conserving their significance.

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.

CONSULTATION RESPONSES

Calne Town Council Resolved to support the planning 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.

No representations were 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 includes Existing and Proposed Plans and Elevations, Heritage Statement, Schedule of Works and Bat Emergence Survey

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."

In this case the significance of the building lies largely with the building's architecture and public function. Its form, layout, materials, and architectural expression/detailing which have significant aesthetic and architectural interest. In addition, in combination with the setting of the neighbouring Town Hall the two makes a positive contribution of Victorian public buildings to the Calne Conservation Area.

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 proposals are a schedule of works for repair and refurbish the existing building that has been neglected over a number of years and is suffering from water penetration into the building fabric.

The repair works can be separated into specific areas:

The Roof – The roof has suffered from slipped and cracked and broken tiles with related decay to roofing timbers. The roof covering needs to be stripped and relaid and the minor timber structure battens and rafters repaired or replaced. The principal timber trusses are to be retained.

Rainwater Goods – The rainwater goods are a mix of uPVC gutters and cast iron. All are in poor condition and need replacement. It is proposed to replace the rainwater goods in aluminium cast iron effect fittings.

Leaky Valley Gutters – The existing lead work and valley board decay have resulted in water ingress. These are to be replaced.

External Walls – These have suffered from saturation due to the failing gutters and roof tiles oversailing the gutters. The related repairs to roof and guttering should resolve this issue. Existing stonework where pointed in cement is to be carefully removed by hand and repointed in lime mortar.

Arched Window (East) Elevation – The existing louvre to central upper window is to be replaced with single glazing to match the other glazing in the window and new hardwood cill installed.

First Floor - The first floor is a suspended timber construction which has suffered from water and pigeon guano and is now structurally compromised. The floor joists are supported by Acro props to prevent collapse. It is proposed to replace the first floor joists as identical in proportions unless any joists can be reused.

Internal Joinery – The skirtings and internal joinery are subject to localised areas of decay.

The proposed works are described as sensitive to the heritage significance of the building, prioritising original materials and traditional construction methods.

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?	
(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):

The application includes a Bat Emergence Survey that advises that no bat roost were confirmed on site at the time of the surveys although bat activity was identified. It is recommended that the works have a low risk and can be mitigated through precautionary methods in line with Bat Conservation Trust Good Practice Guidelines.

This recommendation will need to be ensured via a condition requiring strict compliance with the recommendations and proposals for mitigation via enhancements, which are set out within the Arbtech report (include the specific references to the report). In addition, the standard protected species informative is added.

In additional low light strategy should be adopted.

With respect Birds to avoid disturbance to nesting birds the demolition works shall be undertaken outside of the bird nesting season or if not possible any nesting sites should be checked for activity and a buffer of 5m is required until fledging has occurred.

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. The proposed works are necessary for the long-term conservation of the buildings and are advised to be sensitive to the heritage significance of the building, prioritising original materials and traditional construction methods. 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.

A bat survey found no roost but advise precautionary approach and the appropriate Condition and Informative are attached

RECOMMENDATION:

That Listed Building Consent be GRANTED, subject to the standard 3 year consent and Plans List conditions and

WL15 RETAIN ROOF TIMBERS

The existing roof timbers shall be retained, uncut and unaltered in situ.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

WL22 RE-USE MATERIALS

All roof tiles and ridge tiles on the existing building shall be carefully dismantled and stored in a dry and secure place for re-use in the works to the listed building. The materials shall not be disposed of or otherwise taken off-site without the prior written approval of the Local Planning Authority.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

WH9 ECOLOGICAL ASSESSMENT (IMPLEMENTATION)

The mitigation measures detailed in the approved Ecological Assessment (Arbtech Bat Emergence and Re Entry Survey, 12th September 2025 by Anna Dolby BSc (Hons) Consultant Ecologist) shall be carried out in full prior to the first use/ occupation of the development and/or in accordance with the approved timetable detailed in the Ecological Assessment.

REASON: To mitigate against the loss of existing biodiversity and nature habitats.

BATS – LIGHTING:

No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will not impact on the adjacent boundary features. The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 “Bats and artificial lighting at night”, issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats.

INFORMATIVE

WILDLIFE AND COUNTRYSIDE ACT

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2017) it is an offence to disturb or harm any [protected species](#), or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced [ecologist](#) and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's [website](#) for further information on protected species.