

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/01517
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Ivy House, 43 High Street, Marlborough, SN8 1HQ
DESCRIPTION OF WORKS:	Change of use of an existing small study room to form a single student bedroom. Formation of a new ensuite bathroom within the room. Partial removal of a modern stud partition wall to improve the layout and functionality of the space. Installation of associated plumbing, ventilation and electrical services. Internal fit-out works including fixtures, finishes and sanitaryware.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

Ivy House, No.43 High Street Marlborough is a grade II listed building dating from the 18th century. Believed to have been a private Gentleman's residence, it became an academy in the mid-19th century, before becoming a hotel in the 20th century, and finally being converted into a boarding house for Marlborough College in the early 2010s. It is a fine brick-built house with old tile mansard roof, with simple Georgian detailing of largely Classical influence. It has had quite a high degree of internal alteration and extension to the rear in relation to its use as a hotel, however it is a fine example of a more formal, higher-status house along the western end of Marlborough High Street, which is characterised by residential dwellings in visual appearance and use, being near GII* listed church of St Peter and St Paul.

The site lies within the Marlborough Conservation Area.

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

C18. 2 storey and attic over basement. Brick with mansard old tile roof. 3 gabled dormer windows (small sashes). 2 Palladian windows flanking central single window and with additional single arched window to right hand on 1st floor, all with interlacing 'gothic' glazing pattern. 2 3-light windows in segmental arches on ground floor and central 6-panel door in plain arched recess, with fanlight of 'gothic' glazing pattern and small central lantern. Wood doorcase of semi-engaged Doric columns, broken entablature with fluted frieze and dentilled cornice, and moulded dentilled open pediment. Arched yard entry at right hand with similar fanlight. 2 basement windows with lead glazing bars.

Nos 42 to 64 (consec) form a group, together with St Peter and St Paul's Church, and with Nos 65 to 85 (consec), The sun Public House and Nos 88 to 90 (consec).

PROPOSAL

The application is for various elements, associated to altering an existing study room into a student's ensuite bedroom, to include:

- Change of use of an existing small study room to form a single student bedroom. Formation of a new ensuite bathroom within the room.
- Partial removal of a modern stud partition wall to improve the layout and functionality of the space. Installation of associated plumbing, ventilation and electrical services.
- Internal fit-out works including fixtures, finishes and sanitaryware.

RELEVANT PLANNING HISTORY

Proposal / Summary
11/15650 - Full planning permission – Change of Use from Hotel (C1) to Boarding House (C2). Internal and external alterations (Re-submission of E/10/1635/FUL).
E/11/0781/FUL - Full planning permission Decision - Withdrawn Date: 8/8/2011 – Change of use from hotel (C1) to boarding house (C2) internal and external alterations resubmission of E/10/1635/ful
K/57895/LBC - Listed building consent Decision - Approve with Conditions Date: 2/4/2008 – Change of use of part of existing hotel (class C1) to residential use (class C3) to create six residential units with associated minor works and change to car park.
K/57896/F - Full planning permission Decision - Refused Date: 17/3/2008 – Change of use of part of existing hotel (use class C1) to residential use (use class C3) to create six residential units with associated minor works and changes to car park
K/57959/LBC - Listed building consent Decision - Refused Date: 5/9/2008 – Minor works associated with change of use of part of existing ground/lower ground floor from hotel (class C1) to restaurant (class A3).
K/57958/F - Full planning permission Decision - Approve with Conditions Date: 5/9/2008 – Change of use of part of existing ground floor/lower ground floor from hotel (Class C1 use) to restaurant (Class A3 use) and minor associated works.
E/10/1632/FUL - Full planning permission Decision - Approve with Conditions Date: 17/2/2011 – Change of use from Hotel (C1) to Boarding House (C2). Internal and external alterations.
E/10/1635/LBC - Listed building consent Decision - Approve with Conditions Date: 1/2/2011 – Internal and external alterations.
E/2012/0559/LBC - Listed building consent Decision - Approve with Conditions Date: 20/6/2012 – Installation of steel beams to provide wall and joist support and replacement of internal partition concrete block wall with studwork
14/04451/LBC - Listed building consent Decision - Approve with Conditions Date: 16/6/2014 – Re-roofing works, to include associated timber repairs and internal works to make good disturbed surfaces, window replacement and repairs, to include structural stabilisation and repairs to rear of building
K/85/0872/LB - Listed building consent Decision - Refused Date: 31/10/1985 – Extension to hotel
K/84/0484/LB - Listed building consent Decision - Approve with Conditions Date: 29/6/1984 – Internal alterations
K/15150/L - Listed building consent Decision - Approve with Conditions Date: 25/1/1990 – ERECTION OF CONSERVATORY AND COVERED WALKWAY TO EXISTING GARDEN RESTAURANT

K/15153 - Full planning permission Decision - Approve with Conditions Date: 25/1/1990 – ERECTION OF CONSERVATORY AND COVERED WALKWAY TO EXISTING GARDEN RESTAURANT
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K/42247/L - Listed building consent Decision - Approve with Conditions Date: 11/12/2001 – The erection of a glazed cover over the internal courtyard at ground floor level.
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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.

CONSULTATION RESPONSES

Marlborough Town Council – no objections.

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.

In addition to the above, the Council also publicised the listed building consent application by way of:

- 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.

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.

- Heritage statement
- Design and Access Statement

The submitted heritage statement provides the necessary information, being proportionate for the proposed works, and is adequate in this instance to cover the requirements of the NPPF.

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.

The significance of the building lies in its strong architectural qualities and historic interest, as a formal Gentleman’s residence with strong visual presence along the High Street around the Church. The building’s frontage is a key feature along the roadside, and internally some historic layout survives, however it has been altered over the years to provide for the hotel use, with the rear courtyard between the main building and attached outbuildings being covered by a glazed roof. However, despite the changes, the frontage building’s original planform still legible and contributes to part of the building’s significance.

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.

The proposal is for the slight rearrangement of the plan of a room currently used as a study/library – this room is not within the main building, but part of the courtyard buildings that are contemporary with the frontage house.

The existing room is also the result of a recent sub-division, when the building was converted to use as a boarding house, this room was much larger, but subdivided to create an additional ensuite bedroom. Now the proposal is to change the use of the remaining part to another bedroom. The partition wall is a modern stud wall, and removing/altering this will not cause harm to the fabric of the building. The room is plain and the studwork wall will be fitted to the side of the fireplace (historic surround no longer survives), so the altered layout will not affect historic fabric, nor will it have any harmful impact on the significance of the designated heritage asset.

Plumbing details have been confirmed via email, and existing pipework to other bathrooms in the near vicinity will be connected into – this is currently surface mounted and boxed in. It will have an external vent similar to those that already exist on this elevation for two other ensuite bathrooms.

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/A
(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):

N/A

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.

In this case, the impact of the proposals on heritage assets will be relatively neutral and the requirements of current conservation legislation, policy or guidance are considered to be met. It will enable an underutilised room to become a student bedroom, thereby supporting the continued use of the listed building as a boarding house. The works are not considered to cause harm to the building's significance as a designated heritage asset and therefore preserve its special interest.

RECOMMENDATION:

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

- Standard time limit
- Approved plans