

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/03619
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	3 Northgate Street, Devizes, SN10 1JL
DESCRIPTION OF WORKS:	This application seeks consent for essential repair works to the SE gable wall of No.3 Northgate Street following a fire at the adjoining property, No.2 Northgate Street, in November 2024 and the subsequent demolition of No.2 Northgate Street.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The application site comprises a three-storey timber frame house known as 3 Northgate 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, and within proximity to several listed buildings, which are generally Grade II.

The building exhibits a polite, Georgian façade of three bays with a central doorway and full height bay windows to either side with single glazed sash windows. The property is finished with a painted render, with quoins. The interior retains high quality decorative plasterwork to a majority of the rooms and therefore 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. Mid C18. 3 storeys. Painted plaster, probably on stone, projecting stone plinth. Chamfered quoins. Flat moulded eaves cornice. Hipped stone tile roof. Two 3-storey angular bays, each with 3-pane central and 2-pane side windows in architrave surrounds. Bays have part of main cornice carried round at top. Central false window to upper floors, On ground floor - central recessed 6-panel door with architrave surround and doorcase of engaged Doric columns with moulded caps, moulding continued over doorhead. Broken entablature with triglyph frieze and open pediment. False arched and radiating fanlight. Good knocker.

Nos 1 to 18 (consec) and all the listed buildings on the South West Side of Market Place form a group.

PROPOSAL

The adjoining property (No.2, now demolished) was severely damaged by fire, which partly spread to the rood and party wall of No. 3. The proposed works look to undertake the repair works to the roof structure and party wall to make the building structurally sound and watertight. These

works are mainly focused on the replacement of the heavily fire damaged timber, and repair and additional support of the partially fire damaged timber roof structure, to allow for the roof covering to be reinstated.

RELEVANT PLANNING HISTORY

Proposal / Summary
ENF/2007/00279 - - 3 Northgate Street Devizes Wiltshire SN10 1JL –
E/2013/00039/ENF - Unauthorised works to Grade II* Listed Building - 3 Northgate Street Devizes SN10 1JL –
K/58019/F - Full planning permission Decision - Approve with Conditions Date: 4/3/2008 – Change of use of ground floor to use class A2
E/2012/0100/FUL - Full planning permission – Erection of conservatory to rear of property
E/2012/1311/FUL - Full planning permission Decision - Approve with Conditions Date: 30/4/2013 – Change of use of Consulting Room and reception to be a one bedroom flat.
PL/2026/02511 - Full planning permission – Reinstatement works following fire and subsequent water damage. The works include replacement of fire-damaged elements and repair or replacement of fabric affected by water ingress. The application also includes the construction of a workshop within the g
PL/2026/02742 - Listed building consent (Alt/Ext) – Reinstatement works following fire and subsequent water damage. The works include replacement of fire-damaged elements and repair or replacement of fabric affected by water ingress. The application also includes the construction of a workshop within the g

Proposal / Summary

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.

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

Historic England offered no recommendation.

No other responses were 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.

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 comprehensive building recording and heritage statement, a Design & Access Statement and drawings. Due to the nature of the works and the limited safe access to the exposed elements, there are some unknown elements until safe access can be formed and the structure investigated. The submitted information provides a methodology and principles for the proposed works which is considered acceptable at this stage.

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.

In this case the significance of the building lies largely with the quality of the interior decorative details, mainly the fine plasterwork and the architectural quality of the C18 upgrading of an older timber framed building.

The property provides a positive contribution to the character of the conservation area, responding to the growth and development of the town and the importance of the trade and commerce to the wealth of the town.

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 fire at 2 Northgate Street caused damage to part of the roof structure, which has resulted in water ingress and damage to the left-hand side of the application building.

This application is part of the phased works to bring No. 3 back into use by making the building structurally sound and watertight. The proposed works are to undertake a spliced repair using seasoned oak to the principal rafter and collar within the exposed roof truss where they are heavily charred and offer limited structural integrity. One principal rafter has suffered from severe fire damage, and this will be replaced in full in seasoned oak to ensure long term structural integrity.

There is a small element of structural stud work which sits to the front of the property which has suffered extensively. At ground level this appears to be integrated into the main roof structure, and the type of timber is unknown. The application allows for replacement in oak or timber to match the existing timber as it can only be identified when safe access to the element can be obtained. Whilst an open element such as this is not generally supported in an application, these are exceptional circumstances, and this approach appears to be the most practical approach for the protection of the building.

The proposed works will allow for the reinstatement of the roof covering and make the building watertight and structurally sound. Whilst there may be considered a small loss of historic timber, this has already been lost due to the extent of the fire damage and needs replacing to ensuring the long-term protection 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?	Y – though loss of habitat due to fire
(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

Comments:

The current roof is exposed and is unlikely to currently offer the correct conditions to support bats.

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 proposals will also result in considerable heritage benefits by virtue of the proposed investment in repair and upgrading/structural repair which will help to secure the stability of the building /via facilitating the optimum viable use.

RECOMMENDATION:

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

- WA5 - Timeframe
- Drawings