

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/03507
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	34 Pickwick, Corsham, SN13 0HY
DESCRIPTION OF WORKS:	Existing roof light above dining room to be removed and replaced with new conservation style roof window with associated external and internal alterations
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The application site comprises a two-storey stone-built house known as 34 Pickwick, which is a Grade II listed building, located within the settlement of Corsham. 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 Pickwick Conservation Area, and within the setting of several listed buildings, all of which are Grade II listed.

The building exhibits a two-storey dwelling formed of stone rubble walls under a stone slate roof with a mix of timber sash and casement windows and retains features of special interest that contribute to its heritage significance.

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

No. 34 (Pickwick Stores) (Formerly listed as No 34) 20.12.60 GV II

House, early C18, painted roughcast on rubble stone with stone tiled roof, coped gables and end-wall stacks. Two and a half storeys. Double-fronted with 2 coped dormer gables, recessed cyma- moulded mullion windows, 2-light to gables, 3-light to first floor and dripcourse over first floor windows. Ground floor altered in C19, originally with dripcourse, now with plate-glass shop window to right with C19 hoodmould, C19 Tudor-arched off-centre door with hoodmould and projecting timber shop window to right. At west end, projecting range, painted with stone tiled roof, dormer gable to front with 3-light recessed ovolo-moulded window, large double doors below.

PROPOSAL

A previous application allowed for the insertion of a conservation (flush) rooflight into a rear outrigger, and a standard roof light was installed. The proposed application looks to replace this roof light with a conservation (flush) rooflight, and to allow for any making good to the decorative finishes (plasterboard) and timber installed to support the existing rooflight. The proposed rooflight is the same size and therefore there is no requirement for any cutting of the existing roof structure.

RELEVANT PLANNING HISTORY

Proposal / Summary
N/02/01633/LBC - Listed building consent Decision - Approve with Conditions Date: 29/11/2002 – ALTERATIONS TO FRONT WINDOWS
N/94/01289/LBC - Listed building consent Decision - Approved Date: 13/10/1994 – REFURBISHMENT OF SHOP AND DWELLING INCLUDING NEW WINDOW AND DOOR OPENINGS/ALTERATIONS TO ROOF AND CHIMNEYS AND INTERNAL ALTERATIONS REFURBISHMENT/ALTERATIONS
N/01/01412/COU - Full planning permission Decision - Approved Date: 20/8/2001 – CHANGE OF USE TO RESIDENTIAL
N/94/01288/FUL - Full planning permission Decision - Approved Date: 13/10/1994 – NEW WINDOW AND DOOR OPENINGS NEW WINDOW/DOOR OPENINGS
N/95/00251/LBC - Listed building consent Decision - Approved Date: 22/3/1995 – ALTERATIONS TO GROUND FLOOR WINDOWS ALTERATIONS TO WINDOWS
N/95/00210/LBC - Listed building consent Decision - Approved Date: 9/3/1995 – ALTERATIONS TO FRONT ELEVATION ALTERATIONS TO FRONT ELEVATION
N/97/01426/FUL - Full planning permission Decision - Unknown Date: 1/9/1997 – CHANGE OF USE OF SHOP TO SHOP WITH ANCILLARY A3 USE USE FOR HOT FOOD
19/03968/LBC - Listed building consent Decision - Approve with Conditions Date: 26/7/2019 – Installation of wall ties to the rear elevation; Repoint the rear elevation in lime mortar; Replacement stone mullions at first floor using Bath stone and lime mortar.
ENQ/2024/00492 - Pre-Application enquiry Decision - Pre-App Response Date: 26/3/2025 – Re-instate Opening for External Doorway and Install Black Critall Style French Doors in Dining Room Gable End Wall. Install Velux Style Skylight in Utility Roof. Remove External Door in Utility and Reinstate Wall.
PL/2025/04857 - Householder planning permission Decision - Approve with Conditions Date: 28/7/2025 – Installation of oak framed screen, Closing up of existing doorways in house and outbuilding to create windows, Installation of rooflights, Roof insulation added, Creation of porch on southeast elevation, Replacement doors, Installation of bathrooms, Repla
PL/2025/05175 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 28/7/2025 – Installation of oak framed screen, Closing up of existing doorways in house and outbuilding to create windows, Installation of rooflights, Roof insulation added, Creation of porch on southeast elevation, Replacement doors, Installation of bathrooms, Repla

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 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

Corsham Town Council raised no objection.
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.

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 includes a Design & Heritage Statement, which incorporates the Structural Engineers report. The document provides a summary of the significance of the main house with the focus on the location of the existing rooflight. In this case, the document provides sufficient information about the site and is considered to meet 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.

In this case the significance of the building lies largely with the vernacular construction and appearance, which responds to the changing tastes and fashions with the mix of window form. The proposed works are focused to a rear outrigger roof only.

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 proposed works are to replacement a standard rooflight that was inserted under the 2025 consented scheme with a conservation (flush) rooflight and therefore revert to the approved scheme. Due to the nature of the works, there will be no requirement to alter the main roof structure, but some infilling or replacement of modern timbers installed to support the rooflight may need to be altered to support the change of style. The interior of the property is lined with plasterboard, and therefore this will need to be amended to suit the replacement rooflight.

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
(b)	If yes, has a protected species survey been submitted?	N
(c)	If yes, does the survey show a detailed consideration of ecological impacts, wildlife mitigation and the creation, restoration and enhancement	NA

	of wildlife corridors to preserve and enhance biodiversity in accordance with the standing advice?	
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Comments: The proposed works are focused on a rooflight, and the proposed replacement is likely to disturb the roof covering to allow a new weathering details to be installed. Prior to works commencing it is recommended that a discussion with an Ecologists to confirm the possibilities of bats using the roof.

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 it replaces a modern roof light with a flush (conservation) rooflight (as approved). 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.

RECOMMENDATION:

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

- WA5 Timeframe
- Plans & Statement