

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/02796
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Mount House, 23 High Street, Cricklade, SN6 6AP
DESCRIPTION OF WORKS:	EXTENSION OF GARDEN WALL AND MINOR ENLARGEMENT OF EXISTING ACCESS
RECOMMENDATION:	

SITE DESCRIPTION/CONTEXT

No. 23 (Manor House) High Street, Cricklade is two storeys with attic and cellar house built in the 17th century in ashlar limestone. The elevations have raised quoins and a plat band.

The front elevation onto High Street has central paired doors up 3 steps with moulded architrave and bracketed cornice and tall broken pediment with urn. The windows are late 18th century 12 pane sashes, and it has dentilled eaves. The roof is stone slate with three 19th century half hipped dormers with shaped bargeboards. The roof is hipped with gable stacks. The interior has finer panelling and staircase all late 17th century.

The property is located on the west side of the High Street about 30 m south of the junction with Church Lane and the rear garden backs onto the St Sampsons Church at the centre of Cricklade and within the Conservation Area.

PROPOSAL

Extension of garden wall and minor enlargement of existing access

RELEVANT PLANNING HISTORY

Proposal / Summary
ENF/2021/00990 - Pruning work being carried out on a Walnut tree - 23 HIGH STREET CRICKLADE SWINDON SN6 6AP –
18/07727/LBC - Listed building consent Decision - Withdrawn Date: 15/1/2019 – Repair and Restoration of the Casket Top Monument to the left on entering the Church grounds from Church Lane
ENQ/2023/00907 - Pre-Application enquiry Decision - Pre-App Response Date: 17/7/2023 – Replacement of Slabs Outside Church
ENQ/2023/01220 - Pre-Application enquiry Decision - Observations Date: 25/10/2023 – Refurbishments and Improvements to Grade I Listed Church
ENQ/2026/00687 - PD Enquiries Decision - Pre-App Response Date: 29/4/2026 – Landscaping proposal including decorative water feature or rill, which is to double up as an over flow from the below ground water storage tank
N/00/00112/TCA - Work to Trees in a Cons Area Decision - Approved Date: 23/2/2000 – REDUCE WALNUT BY ONE THIRD, REMOVE DEADWOOD AND THIN TWO PLUM, REDUCE CROWN AND THIN THREE APPLE, THIN EUCALYPTUS AND REDUCE PEAR BY HALF

N/02/00284/LBC - Listed building consent Decision - Approve with Conditions Date: 18/4/2002 – RENEWAL OF 4 NO WINDOWS IN WEST ELEVATION
N/02/01404/LBC - Listed building consent Decision - Approved Date: 13/8/2002 – ERECTION OF PLAQUE
N/02/02433/LBC - Listed building consent Decision - Approve with Conditions Date: 18/12/2002 – NEW GATES
N/03/01239/TCA - Work to Trees in a Cons Area Decision - Approved Date: 20/6/2003 – TREE SURGERY WORK, FELL TWO CHERRY TREES
N/05/00190/LBC - Listed building consent Decision - Approve with Conditions Date: 7/4/2005 – Part Demolition and Rebuilding of Boundary Wall
N/06/00129/LBC - Listed building consent Decision - Refused Date: 23/3/2006 – Replacement of Three Windows to Rear Elevation
N/06/01685/LBC - Listed building consent Decision - Withdrawn Date: 1/9/2006 – Renewal of 3 Defective Window Frames (Rear Elevation)
N/06/03161/LBC - Listed building consent Decision - Approve with Conditions Date: 21/3/2007 – Replacement of First Floor Window to Rear Elevation and Associated Remedial Works
N/07/01080/LBC - Listed building consent – Installation of stairlift
N/09/00299/LBC - Listed building consent Decision - Appeal Allowed Date: 22/6/2009 – Structural Work and Stone Repairs to Main House, Structural Work and Replacement of Doors to Coach House, Take Down and Rebuild Sections of Boundary Garden Walls
N/09/00565/FUL - Full planning permission Decision - Approve with Conditions Date: 22/6/2009 – Take Down and Rebuild Garden Boundary Wall and Part of Wall Within Rear Garden
N/10/00879/TCA - Work to Trees in a Cons Area Decision - Approved Date: 20/4/2010 – Re-Pollard 6 Lime Trees
N/11/02757/TCA - Work to Trees in a Cons Area Decision - Approved Date: 22/9/2011 – Re-Pollard Four Lime Trees to Previous Cut Points
N/11/03817/FUL - Full planning permission Decision - Approve with Conditions Date: 13/1/2012 – Single Storey Extension
N/11/03818/LBC - Listed building consent Decision - Approve with Conditions Date: 13/1/2012 – Single Storey Extension
N/12/04087/LBC - Listed building consent Decision - Approve with Conditions Date: 5/3/2013 – Repair of Three Monuments in Churchyard
N/13/00949/LBC - Listed building consent Decision - Refused Date: 26/9/2013 – Installation of Acrylic Double Glazing to Each Pane on Four Ground Floor Sash Windows
N/87/02971/LBC - Listed building consent Decision - Approved Date: 20/6/1988 – ALTERATIONS AND EXTENSION TO LISTED BUILDING
N/87/02978/FUL - Full planning permission Decision - Approved Date: 21/3/1988 – DEMOLITION AND REBUILDING OF REAR EXTENSION
PL/2024/09200 - Notification of proposed works to trees in a conservation area Decision - No Objection Date: 20/11/2024 – T1 Walnut - 25% crown reduction, removing branch ends of around 1.5 metres; T2 Magnolia - 25% crown reduction, removing branch ends of 0.5 metres maximum; T3 Rowan and T4 Birch - Fell

PL/2025/00689 - Listed building consent (Alt/Ext) Decision - Approve Date: 25/3/2025 – Installation of new bathroom

PL/2025/01984 - Full planning permission Decision - Approve with Conditions Date: 30/7/2025 – Change of use or former Coach House to ancillary accommodation, restoration and renovation with addition of lean-to glasshouse to south-facing facade.
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PL/2025/02397 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 30/7/2025 – Change of use or former Coach House to ancillary accommodation, restoration and renovation with addition of lean-to glasshouse to south-facing facade.

PL/2026/02796 - Listed building consent (Alt/Ext) – EXTENSION OF GARDEN WALL AND MINOR ENLARGEMENT OF EXISTING ACCESS

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).

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 and external boundary walls or its setting or any features of special architectural and/or historic interest.

CONSULTATION RESPONSES

Historic England Consultation 14th May 2026 – Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application. We suggest that you seek the views of your specialist conservation and archaeological advisers.

Cricklade Town Council Meeting 1st June 2026 - Responded on Members unanimously VOTED to SUPPORT the 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 included Site Location, Block Plan, Existing and Proposed Garden Wall Plan and Elevation, Heritage Statement and Design and Access Statement.

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 significance comes from its formal architecture, its form, layout and architectural expression/detailing and use of local design and materials which have significant historic and architectural interest and make a positive contribution to the character and appearance of the Cricklade 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 212 - 221 of the National Planning Policy Framework (NPPF), and relevant local heritage policies and guidance.

The proposals relate to the existing stone garden wall that separates the Manor House and Garden to the adjoining Reservoir Garden a connected garden plot to the south. The 2m high stone wall that is considered to be curtilage listed to Mount House, 23 High Street, listed Grade II *.

The existing garden wall has a notable lean at the east end. The proposal would be to stabilise the wall by extending it 3 m across an existing gap and tie it into the Coach House. The Coach House is built in similar stone to the south and west gable elevations, with red brick quoins where it will meet the extended stone wall, and red brick to the north facing the house.

This extension of the wall would also offer greater privacy between the principal residence and the neighbouring property No. 22 High Street Cricklade, across the Reservoir Garden and from Manor House when the principal residence is let for Air BnB.

The second element of the works is to increase the width of the existing central opening with piers with ball finials, in the Garden wall from 1300 mm to 1700 mm to the west side order to install a circa 1800 antique wrought iron garden gate. This will involve taking down and rebuilding the east pier and ball finial.

The proposal will involve a minor alteration (3m) to the length of boundary stone walling this minor change is justified as it will allow it to be tied to the end corner wall of the existing 19th century Coach House for greater structural strength.

The other minor alteration to the existing gated opening at the centre of the wall with a 400 mm widening will allow the installation of an antique early 19th century iron gate acquired by the owner where there is currently no gate.

The alterations are considered to have a neutral or very low impact and are justified for structural benefits from installing an appropriate period iron gate. The proposed investment structural repair will help to secure the stability of the wall facilitating the continued use of the gardens.

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 alterations are considered to have a neutral or very low impact and are justified for structural benefits and installation of a appropriate period antique iron gate to an existing, but widened opening. The proposed investment structural repair will help to secure the stability of the wall facilitating the continued and secure the future use of the gardens to the 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 standard 3 year consent and Plans List conditions.