

Wiltshire Council Planning Consultation Response

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Janice Gooch
Senior Conservation Officer
Wiltshire Council Conservation (Central)

Officer's Name: Brook Bishop
Officer's Title: Planning Officer

Application No: PL/2026/03754 & PL/2026/04034
Partial demolition and refurbishment of outbuildings. Reconstruction of existing dormer windows.
23 Horsefair, Malmesbury, SN16 0AP

Please find following comments in respect of the above application(s).

Recommendations:

☐	No comment
☐	Support in principle subject to amendments to the scheme (as set out below)
☐	Support subject to conditions (as set out below)
☐	Object (for reasons set out below)
☒	No objections

Scope of comments: the following comments relate to the built historic environment.

National Policy and guidance: 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. Sections 16 (LBC) and 66 (PP) require that **special regard** be given to the desirability of preserving or enhancing 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.

The NPPF outlines government policy, including its policy 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 214-16 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 should 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.

Chapter 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). Where the proposals would affect conservation areas, listed

buildings or other relevant designated heritage assets, local planning authorities should also apply the policies set out in chapter 16 of this Framework.”

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 PP and LBC.

Historic England’s “Conservation Principles” provides policy and guidance for the “sustainable management of the historic environment”. Additional guidance is also contained within their publications:

- Historic Environment Good Practice Planning Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment (2015)
- Historic Environment Good Practice Planning Advice Note 3 – The Setting of Heritage Assets (2nd edition)

The following points are taken from the Historic England document “The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3” (HE GPA3) that are considered to be particularly relevant:

HE GPA3 Part 1:

“The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset.”

“The extent and importance of setting is often expressed by reference to visual considerations. ...views of or from an asset will play an important part...”

“While setting can be mapped in the context of an individual application or proposal, it cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset. This is because the surroundings of a heritage asset will change over time.”

“The importance lies in what the setting contributes to the significance of the heritage asset or to the ability to appreciate that significance.”

Other HE publications

HE GPAs and HEANs [The Planning System | Historic England](#)

Historic England Advice Note 18 – Adapting Historic Buildings for Energy and Carbon Efficiency provides specific advice relevant to development of this nature.

Local Policy: The Council’s Core Strategy Policy CP58 ‘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.”

Wiltshire Council’s Core Strategy Policy CP57 ‘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.

Proposal: The proposed scheme has two main elements. The first is the replacement of the two dormer windows, including a change of detail to the cheeks, improvements to insulation and the use of slim-profile double glazing. The second element is the conversion of the stone outbuilding to become domestic space (kitchen) and the conversion of the current kitchen to become a dining space with downstairs WC & shower room.

Relevant planning history: PL/2023/03721 LBC and PL/2023/03609 FUL provided consent for a larger, more intrusive rear extension, that included the demolition of the existing structures and replacement with a new larger structure.

Issues: impact on the listed building, impact on the setting of neighbouring listed buildings, impact on the conservation area.

Information considered/provided: 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.

In this case, the applications are accompanied by a “Design, Access and Heritage Statement” which provides sufficient information to understand the impact of the proposals and is proportionate to their scope. The requirements of the NPPF are therefore met in this respect.

However, 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.

Significance of assets and contribution of setting (as appropriate): The NPPF defines significance 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 assesses significance in a similar manner, referring to evidential, historic, aesthetic and communal values of a place.

The interest may be architectural, or historic as set out in the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 S 1.

In this case the significance of the building lies largely with its historic fabric and vernacular form and materials which have significant aesthetic and architectural interest, and which contribute to the character of the conservation area.

The main building is a two-storey, rubble stone cottage which forms part of an attractive terrace dated to the early-mid-C18. The existing dormers are a mix of styles which respond to the piecemeal changes that have occurred to the building, which add to the significance of the building.

The outbuilding formed an external store & WC and then were linked with a lighter weight structure to form a kitchen. The outbuilding forms part of the story of the development and changes to the building. The stone building is in poor condition from long term limited maintenance. The current kitchen construction is relatively modern and light weight and offers limited significance to the building.

Assessment:

The works are focused to the dormer on the main dwelling, and the outbuilding and modern extension to the rear.

Dormers

The front elevation (west) is flat roof (copper) dormer, with single-glazed casement windows, with rendered cheeks. The submitted information identifies that the existing detail of the dormer is allowing water into the building and therefore recommends a change of weathering detail to ensure that water is discharged away from the building. This change of detail is acceptable as will provide a long-term protection for the historic fabric.

The proposed scheme looks to replace the copper roof covering with a lead roof covering, which is a proposed change of material. Copper oxidises to a green, whereas lead retains its darker grey finish. It is unclear why copper was used on the dormer as this is traditionally a more expensive material. Due to the

limited visibility of the roof covering and the proposed replacement is with a traditional material, the proposed change of material is considered acceptable.

The cheeks of the dormer are currently a painted rendered finish, and it is proposed to replace this with a lead finish. Render was traditionally cheaper to install and could be applied directly to the lath attached to the timber structure of the dormer. However, the requirement of painting and the amendment to the design (including the insertion of an insulation), the proposed use of lead to the cheeks is considered acceptable.

The proposed replacement of the windows with a slim-profile double glazed window is acceptable. Whilst no condition survey of the window has been provided, it is evident on the submitted photographs that the windows have been subject to numerous pitch repairs and scarfing, and therefore it is considered that they have come to the end of their useful life. The use of slim-profile double glazing is considered acceptable in this situation.

The rear elevation (east) dormer is a pitched dormer, with casement windows. As with the front elevation dormer, there is a proposed change to the cheeks, and to the window. As with the front elevation, these are considered acceptable.

Outbuilding

The previously approved scheme allowed for the demolition of the existing structures, and replace with a new, large structure. The revised scheme looks to demolish the existing kitchen structure and replace with a similar scale structure and retain the existing rubble stone store, which is proposed to line with vapour permeable (breathable) insulation and convert into the kitchen. To allow for additional light and improved access, it is proposed to insert rooflights and form a new fully glazed double door to the end elevation.

The existing roof covering to the store is a corrugated fibre, and it is proposed to replace this with a zinc, seemed roof detail, which will also replace the modern tile roof covering to the link structure. The use of zinc retains the simplicity and form of the roof structure and is considered to be acceptable.

The existing door to the store is proposed to be replaced with a new window, with the head raised to allow views out, with the lower section infilled with a vertical timber boarding to recognise the former door. This recognises the form of the openings and is considered acceptable. The new openings in the gable end will result in the loss of fabric, but as this revised scheme looks to retain more of the structure, the loss is balanced with the benefits of retention of fabric and a long-term sustainable use.

The link building will be reclad, and a new fully glazed door and window will be inserted. This is a modern structure, and the proposed openings are not considered to cause harm to the setting of the listed building.

Summary & 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 impact of the proposals on heritage assets will be largely positive, the heritage assets will be enhanced, and the requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the applications.

Conditions

WL1 FURTHER DETAILS REQUIRED

Notwithstanding the approved drawings, no works shall commence until details of the following matters have been submitted to and approved in writing by the Local Planning Authority:

- (i) Large scale details of all external joinery including metal-framed glazing (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;
- (ii) Large scale details of all internal joinery (1:5 elevation, 1:2 section);

- (iii) Full details of proposed rooflights, which shall be set in plane with the roof covering;
 - (iv) Full details of external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air;
 - (v) Full details of proposed meter and alarm boxes;
 - (vi) Large scale details of proposed eaves and verges (1:5 section);
 - (vii) Full details of proposed internal service routes;
 - (viii) A full schedule and specification of repairs including:
 - ~~(ix) a structural engineer's report setting out the nature of, and suggested remedial work to, structural defects~~
 - ~~(x) proposed timber and damp proof treatment~~
 - (xi) proposed method of cleaning/paint removal from historic fabric
 - (xii) a full schedule of internal finishes to walls, ceilings and floors
 - ~~(xiii) Full details of external decoration to render, joinery and metalwork; and~~
 - (xiv) Full details and samples of external materials.
- The works shall be carried out in accordance with the approved details.

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

WL15 RETAIN ROOF TIMBERS

The existing roof timbers shall be retained, uncut and unaltered in situ as part of the approved scheme.

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