

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/02020
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Land North and Land South of Fox Talbot Museum, High Street, Lacock
DESCRIPTION OF WORKS:	Dismantle and remove part of glasshouse
RECOMMENDATION:	Approve

SITE DESCRIPTION/CONTEXT

The Lacock Botanic Garden in the grounds of Lacock Abbey is derived from the Common Yard and walled Kitchen Garden built in the early 18th century. They are located to the north and west of the drive. The Common Yard is a square enclosure accessed from the drive and an opening in its north wall gives access to the Kitchen Garden.

The Kitchen Garden is used as allotment for Lacock village. On the South boundary of Common Yard is Lodge Barn grade II listed. To the north wall the subject of this application, the brick footings of two 19th greenhouse built by Fox Talbot. The original greenhouses other than the plinth walls were removed in the 20th century and rebuilt on the plinth by the National Trust in 2004.

The Kitchen Garden and the Greenhouses are curtilage listed structures to the Abbey Manor Farmhouse located within and forming part of the Lacock Abbey Registered Park and Garden. The site is also the Lacock Conservation Area

PROPOSAL

Dismantle and remove part of glasshouse structure.

HERITAGE ASSETS:

Manor Farmhouse Lacock High Street grade II

Fox Talbot Museum and Abbey Lodge and Entrance Gates High Street Lacock grade II

The Park and Garden are Listed Grade II include the Kitchen Garden. It includes the brick footings of the two greenhouses built by Fox Talbot

RELEVANT PLANNING HISTORY

Proposal / Summary
N/03/00016/TCA - Work to Trees in a Cons Area Decision - Approved Date: 10/2/2003 – FELL ONE HORSE CHESTNUT AND REPLACE WITH RELOCATED WALNUT TREE (FROM LACOCK ABBEY BOTANIC GARDEN)
N/05/01981/TCA - Work to Trees in a Cons Area Decision - Approved Date: 20/9/2005 – Tree Surgery and Felling Work to Various Sites
N/03/02855/TCA - Work to Trees in a Cons Area Decision - Approved Date: 9/12/2003 – TREE FELLING AND SURGERY WORK

N/03/03051/LBC - Listed building consent Decision - Approve with Conditions Date: 30/1/2004 – RETAINING WALLS AND GRILLES TO ALLOW PERMANENT DISPLAY OF MONASTIC DRAIN
15/08997/TCA - Work to Trees in a Cons Area Decision - NOOBJECT Date: 13/10/2015 – Fell 2 Beech Trees and 1 Elder.
ENQ/2024/00819 - PD Enquiries Decision - PP Required Date: 26/6/2024 – Summer of play hub with marquee tipi and 2 bell tents
N/03/01030/LBC - Listed building consent Decision - Approve with Conditions Date: 20/6/2003 – ERECTION OF GLASSHOUSE RANGE (REINSTATEMENT)
N/03/01031/FUL - Full planning permission Decision - Approve with Conditions Date: 20/6/2003 – ERECTION OF GLASSHOUSE RANGE (REINSTATMENT)
N/08/00372/FUL - Full planning permission Decision - Approve with Conditions Date: 14/4/2008 – Erection of Shed on Each Allotment Site (5 InTotal)
N/08/01934/TCA - Work to Trees in a Cons Area Decision - DIS- DISPOSED Date: 30/9/2008 – Pollarding 2 Willows
PL/2026/02020 - Listed building consent (Alt/Ext) – Dismantle and remove part of glasshouse

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 curtilage listed building (to Manor Farmhouse) or setting of listed buildings or any features of special architectural and/or historic interest. The Kitchen Garden forms part of the Lacock Abbey Registered Park and Garden and is in the Lacock Conservation Area

CONSULTATION RESPONSES

Lacock Parish Council comments that Parish council would have preferred restoration rather than removal.

Historic England where consulted 18th June 2026 no response was received after 21 days 9th July 2026.

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 includes Existing and Proposed floor plans and elevations, a Structural Engineers Report from 2018, a justification statement, section detail of the plinth wall to the east Greenhouse and a Design and Access Heritage 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 the significance of the Abbey and its Registered Park and Garden, Manor Farmhouse, Fox Talbot Museum and Abbey Lodge and Gates are evidenced in the list descriptions. The Greenhouse brick footings of two 19th greenhouse built by Fox Talbot form significance in context of the Kitchen Garden to the Abbey and Manor Farmhouse and make apposite contribution to the character and appearance of the Lacock 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 199–208 of the National Planning Policy Framework (NPPF), and relevant local heritage policies and guidance.

The Greenhouse to the north wall of the walled garden is the subject of this application. It consists of two sections of similar dimensions. The structure is in the curtilage of the Manor Farmhouse, and the brick footings of two 19th greenhouses were built by Fox Talbot. The brick plinths are noted in the listing description for the registered Park and Garden and whilst rebuilt in 2004 they are considered of significance.

The original timber Greenhouses structures were removed by the National Trust in 2004 and rebuilt in softwood on the low brick plinth walls and are considered to have low level significance. While the fabric is modern, the presence of a greenhouse superstructure contributes to the overall significance of the assets via providing the ability for public experience of the garden area as Fox Talbot designed it.

It is understood the plinth walls were also reconstructed using the original brick but rebuilt or repointed in cement mortar.

The Greenhouses were assessed in a Structural report in 2019 that identified poor detailing in the glazing strips and poor-quality softwood timber as the main reasons for the structures poor condition.

The Heritage Statement notes that the western end timber frame and windows was repaired in 2020 in hardwood on the same brick plinth and the Parish Council suggestion is that the east end be similarly repaired.

The proposal seeks to take down the eastern half of the greenhouse to the brick plinth partly for safety reasons, should elements collapse.

It is proposed that the plinth wall to the east Greenhouse will be retained as a marker for the greenhouse footprint when visitors currently restricted due to the condition of the Greenhouse will be able to walk the Kitchen Garden.

The rebuilding option has been considered by the applicant and is described as unviable at this time. However, the retention of the plinth wall provides both a physical reference to the structure and will allow the potential for rebuilding of the Greenhouse in the future.

The removal of the superstructure will therefore result in some harm at a low level but this is offset by the benefits of making the site safe and allowing the continuing access to the gardens.

The east half of the building has a modern brick plinth 215 mm thick in a Flemish bond and laid in cement mortar. The brick plinth would be preserved with a cement flaunching to the top of the plinth to protect it from weathering and should allow the potential for reconstruction at a later date. A detail of the plinth wall and this flaunching have been provided.

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 timber structure to the east Greenhouse is in softwood and dates from 2004. The plinths were rebuilt or repointed using the original bricks at this time but in cement mortar. The proposal is for the removal of the timber structure for health and safety reasons, while the brick plinth walls are to be retained as a marker of the extent of the Greenhouse and allowing possible rebuilding in the future.

The works are considered to have a low impact on significance, but the justification is the works will remove the present public safety issue and assist in securing the future reference of the footprint of the Greenhouse and the potential for reuse 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 standard 3yr Listed Building Consent and Plans List conditions.