

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/01200
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	5 Barn Street, Marlborough, SN8 1AJ
DESCRIPTION OF WORKS:	Carry out repairs to brickwork and chimneys, obtain retrospective consent for earlier repointing, and refurbish the front railings and plinth. Replacement of defective timber lintel to front lightwell with new concrete lintel.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

Newton House, No.5 Barn Street, is a grade II listed building dating from the 18th century. Consisting of 2 storeys, this brick built building, with its clay tiled roof, is quite a formal, higher status townhouse, with entrance on one side (which acts as a through-passage to the rear), and sliding sashes with exposed boxes, moulded eaves detailing and a slight sprocket to the eaves. To the rear, the building has a rear wing (and later extensions), with exposed historic timber framing (south-east elevation) and behind traditional tile hanging surviving at first floor level on other elevations.

It is one of a row of listed buildings along Barn Street, which positively contribute to the Marlborough Conservation Area. Barn Street as an important element of Marlborough's planned medieval layout, illustrating the town's evolution from its earlier Saxon settlement into the broader borough created around the High Street market area.

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

CI8 - 2 storey. Chequer brick with 1st floor string. Moulded wood eaves cornice. Old tile roof. 4 windows on 1st floor. 3 windows on ground floor and 4-panel door with architrave frame and flat moulded hood on cut brackets to left hand. All windows with moulded frames and segmental heads. Plain wrought iron rails with urn standards across front. Nos 1 to 11 (consec) form a group.

PROPOSAL

Carry out repairs to brickwork and chimneys, obtain retrospective consent for earlier repointing, and refurbish the front railings and plinth. Replacement of defective timber lintel to front lightwell with new concrete lintel.

RELEVANT PLANNING HISTORY

None.

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).

Historic England Advice Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency, provides advice in support of consistent decision making on approaches to improve the energy efficiency and support carbon reduction of historic buildings, whilst conserving their significance.

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

CONSULTATION RESPONSES

Marlborough Town Council – no objection.

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:

- None received.

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.

- Heritage Statement and Design and Access Statement

The submitted document provides a statement of significance, proportionate in relation to the works proposed, and therefore the requirements of the NPPF are met.

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 its architectural qualities as a gentrified timber frame building, typical of the vernacular architecture that forms the traditional character of this part of the Conservation Area. Its use of materials, being Flemish bond brick work with vitrified headers, sash windows and simple, yet decorative detailing (plat band and moulded eaves), gives this townhouse an elevated, more formal status within this row of traditional historic cottages and townhouses.

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 application is for repointing works to the brick elevations, along with localised repairs to some worn brickwork, repainting and localised repairs to railings and brick plinth, and the replacement of a rotten timber lintel to the basement lightwell.

Pointing:

The Applicant started the works to repoint the front elevation in 2025, before realising that listed building consent would highly be likely to be needed for large areas of repointing works – this is due to the potential visual impact the works can have on the building, along with the physical works – if done inappropriately i.e. using mechanical tools (such as an angle grinder), permanent damage can be caused. The works were stopped and an application submitted to the Council in 2025. This application was not considered adequate to support the works, and it was withdrawn, hence the submission of this application, which includes the required information to support the works.

Therefore the application seeks to retain the works already undertaken, whilst seeking approval to complete the front elevation repointing, and repoint the rear elevations and chimneys.

There is a lot of inappropriate cement based mortar over historic lime mortar, which is causing some damp problems and accelerated brick decay, particularly at lower levels. It is therefore

understandable that the owner would like to rectify this problem by repointing with lime mortar. The works done to date, whilst visually more noticeable, have been done as per expectations for an historic and listed building i.e. cement mortar removed with hand tools and re-pointed with lime. The visual contrast of the existing vs the new is more prominent, as the existing has been exposed to carbon build up from the environment and exhaust fumes (this being a main route through the town for vehicles, including large good vehicles, running North/South).

Brick repairs:

Some of the bricks need attention, but there are not many – some localised brick repairs will be undertaken with mortar. One or two bricks have worn to the point of potentially needing replacing, which will be done with bricks to match, but no large areas require attention.

Railings:

The works involve the repainting of the historic railings, with localised repointing to the brick plinth, which are considered general maintenance.

Lintel:

The exposed timber lintel above the lightwell has degraded over time, with signs of rot. This has caused the timber to be compressed, affecting some brickwork above – evidenced by movement in the brick coursing, enlarged mortar joints and cracked bricks. The proposal is to replace the timber lintel with concrete, yet externally will have facing bricks to disguise the lintel. This element of the works might not be undertaken at the same time as the pointing, but incorporating it into the application now gives scope to allow the works to be done when required. Whilst there is a change in material for the lintel, it is hoped that putting in a modern concrete lintel will cause less intervention into the fabric than replacing the timber would cause. The bricks can then be repointed/repared as required.

Whilst repointing works should only be undertaken where absolutely necessary, there is evidence that the cement mortar is causing internal damage, and replacing it with lime mortar is in the building's best interests long term. The other works are really general maintenance or necessary works to address a slight structural issue. The works are well specified, and whilst there will be some visual impact with the new mortar being more obvious, this will tone down over time, and not cause harm to the significance of the designated heritage asset.

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?	N/A
(b)	If yes, has a protected species survey been submitted?	

(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?	
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Comments (if any):

N/A

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 works can have a visual impact on appearance, however they are required works to support the ongoing maintenance of the building and to address damp issues to preserve the building and its fabric by removing inappropriate and damaging cement-based mortar. The impact of the proposals on the designated heritage asset should be relatively neutral in terms of significance, and beneficial for maintenance, and therefore 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:

- Standard time limit
- Approved plans