

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/03043
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	St Joan A Gore House, St Joan A Gores Cross, Gore Cross, West Lavington, Devizes, SN10 4NB
DESCRIPTION OF WORKS:	Replacement of an external door to a Grade II listed building
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The application site comprises a two-storey brick-built house known as St Joan A Gore House, which is a Grade II listed building, located within the settlement of Gore Cross. 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 the wider setting of St Joan A Gore Farm cottage (grade II).

The building exhibits painted brick walls under a tiled roof with 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:

WEST LAVINGTON A360 SU 05 SW (east side) 6/269 St Joan a Gore Farmhouse II Farmhouse.

Early C19. Colourwashed brick with C20 pantiled roof. Two storeys, 'L'-plan. Front to road of 3 bays, with central C20 4-panelled door within lattice metal porch with swept roof. Sixteen paned sashes in openings with cambered heads. Circular window at left side of door. Return on left of 4 bays. Six- panelled early C19 door. Wide boxed eaves and roof hipped.

PROPOSAL

The proposed scheme looks to remove the existing rear door and frame to the hall following water damage from a flood, with a new external hardwood door and frame.

RELEVANT PLANNING HISTORY

Proposal / Summary
13/01378/FUL - Full planning permission Decision - Approve with Conditions Date: 27/8/2013 – Demolition of the existing dilapidated, wooden single storey 1960s administration building and replacement with a new-design modular single storey building .

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.

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

CONSULTATION RESPONSES

No responses have been 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.

In this case, the applications are accompanied by a "Access Statement and a "Heritage Statement" which provides no information about the property or the age of the door, and this is insufficient information to understand the impact of the proposals. The requirements of the NPPF are therefore not met in this respect.

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 age of the building (dated to early C19), and its function as a farmhouse. The existing door is a six-panel door, which appears to be of some age, and may be original to the property. Most of the ironmongery is modern additions, but there appears to be the original door handle and key cover.

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 existing door and frame appear to be original to the farmhouse. The submitted information (photographs) shows that the door has suffered from water damage (following a flood) which has resulted in the timber shrinking and cracking to a door that has had previous repairs at low-level undertaken. Due to the flood damage, the door is considered to have failed, and the principle of the replacement is considered to be acceptable.

The proposed replacement door follows the existing details and design and is considered to be acceptable.

Much of the ironmongery is modern and of no significance, but the original handle and key cover remain, and these should be reused on the new door. No details have been submitted for the replacement ironmongery.

Whilst the proposed scheme will result in the loss of historic fabric, the door and frame has failed and no longer fit for purpose, and therefore the replacement is considered to be acceptable. The new door and frame will replicate the existing door and is considered to be acceptable.

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?	NA
(b)	If yes, has a protected species survey been submitted?	NA
(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?	NA

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 the existing door has failed, and the proposed replacement replicates the existing door. 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/ Drawings**
- **Existing Ironmongery**
 - The existing door handle and key cover should be reused on the new door.
REASON: In the interests of preserving the character and appearance of the listed building