

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04034
APPLICATION TYPE:	Listed Building Consent
SITE ADDRESS:	23 Horsefair, Malmesbury, SN16 0AP
DESCRIPTION:	Alterations to outbuildings and dormers
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The description was changed with the applicant's agreement on 23 July 2026 for precision. The application seeks Listed Building Consent for alterations to outbuildings and dormers. The outbuildings are located on the rear elevation and would be altered by rebuilding walls of the linking part in timber cladding, altering and rebuilding the roof in zinc, incorporating rooflights, aluminium composite fenestration, alterations to the stone door opening and infill with timber boarding and window, formation of a door opening in the gable end, including the demolition of the small brick store. Alterations to the dormers would involve their replacement with dormers of a similar form and size, albeit with slimline double-glazed casement windows, projecting cills, and alternative materials including lead cheeks. Works would also extend the terrace to the rear garden.

Planning permission is sought concurrently under reference PL/2026/03754.

SITE DESCRIPTION

The application site is a Grade II listed building, a two-storey mid-terrace house known as 23 Horsefair [NHLE: 1269341]. It is dated to early/mid-18th century; it has walls of coursed limestone, a gabled stone slate roof (front) with brick gable end stack, two-window front with timber lintels, six-over-six horned sash windows, half-glazed door with blocked window above. Attic level has round-headed dormer to front and gabled dormer to rear both with two-light casements. Its setting is characterised by the vernacular architecture and continuous frontages providing enclosure around a triangular open space. It lies in the settlement boundary of Malmesbury. Relevant designations and constraints include its designation as a listed building, other nearby listed buildings, and the Malmesbury Conservation Area.

PLANNING HISTORY

PL/2026/03754 – Alterations to outbuildings and dormers (UNDER CONSIDERATION)

PL/2023/03609 (PP) - Demolition of existing outbuildings & erection of new rear extension and internal alterations (APPROVED WITH CONDITIONS 15/01/2024).

PL/2023/03721 (LBC) - Demolition of existing outbuildings & erection of new rear extension and internal alterations (APPROVED WITH CONDITIONS 15/01/2024).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)

Saved policies of the North Wiltshire Local Plan 2011 (NWLP)

Malmesbury Neighbourhood Plan: Made 2015 (MNP)

- Volume I - Main Body: Policy 13
- Volume II – Design Guide

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

Malmesbury Conservation Area Appraisal 2007

Malmesbury Conservation Area Management Plan 2010

Historic England Guidance:

- Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2 (GPA2)
- The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) (GPA3)
- Making Changes to Heritage Assets. Historic England Advice Note 2. (HEAN2)
- Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 (HEAN12)

CONSULTATION RESPONSES

The following consultees and interested parties were invited to comment on the application:

Malmesbury Town Council – Object, that the use of zinc cladding is out of keeping with the area and they request that the stone tiles are retained (27/07/2026).

Wiltshire Council's Conservation Officer – No objection, subject to conditions, their comments summarising that 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 (21/07/2026).

Historic England – Comment, saying that they are not offering advice, that this should not be interpreted as comment on the merits of the application, and that advice should be sought from specialist conservation and archaeological advisers (14/07/2026).

REPRESENTATIONS

It was publicised by press advert in the Wiltshire Gazette & Herald on 2 July 2026, and a site notice was displayed on 1 July 2026. No letters of representation were made by members of the public.

ASSESSMENT

S7 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the "PLBCA") requires applications for listed building consent for any works of demolition, alteration or extension to a listed building in any manner which would affect its character as a building of special architectural or historic interest.

S16(2) of the same act places a duty on the local planning authority, when considering whether to grant listed building consent for any works, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

23 Horsefair is an early/mid-18th century vernacular house, first designated a Grade II listed building on 4 March 1976. Its significance and special interest derive primarily from its architectural and historic interest.

It forms part of a row of three listed buildings; Nos.25 and 27 form a pair of mid-19th century vernacular houses [NHLE: 1269343], and No.29 an early 19th century vernacular house [1269344]. Together their graduating roofline and subtly varied vernacular architecture create an attractive townscape feature, from which they derive group value.

No.23 lies in Character Area 11 of the Malmesbury Conservation Area (MCA) described in the published appraisal¹, where the triangular open space surrounded by terraced houses with a variety of heights and façade surfaces provides a focal point. The published management plan² seeks, among other things, to ensure a high quality of design in new and replacement fenestration.

S72(1) of the PLBCA makes it a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the MCA, which can partly be discerned from its protected buildings and features, its archaeology, its open space and historic routes, and its significant foliage.

The proposed alterations to the dormers would see their replacement in a closely matching form and size but with changes to materials and details, including slimline double-glazing, with the effect of some alterations resulting in an improvement in rainwater runoff management versus the existing dormers.

Wiltshire Council's Conservation Officer (CO) advises that the *"[t]he 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"*.

They also advise that the loss of the existing dormers is justified, would not harm significance, and that the altered replacements would have an acceptable effect on the character of the listed building. Indeed, the change in appearance would be relatively subtle and not to the detriment of the listed building, the group of which it is a part or the character or appearance of the MCA.

The proposed alterations to the outbuilding would retain considerably more of their fabric than the extant scheme³, which included demolition and rebuilding. The alterations would blend the vernacular architecture of the retained stone outbuilding with contemporary materials and details, such as timber cladding, metal sheet roofing, aluminium composite fenestration and rooflights.

The shorter linking element would be largely rebuilt with existing openings altered and a new opening formed in the end wall of the stone outbuilding alongside the removal of the smaller brick store at the end. The result provides a larger kitchen/dining space with better connection to the rear garden, including alterations to the external access steps.

The CO advises that *"[t]he outbuilding formed an external store & WC and then were linked with a lighter weight structure to form a kitchen. The outbuilding forms part of*

¹ Malmesbury Conservation Area Appraisal 2007

² Malmesbury Conservation Area Management Plan 2010

³ PL/2023/03609 and PL/2023/03721

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”.

In assessing the proposal's effect, they advise that the impact on heritage assets will be largely positive and their significance enhanced. They identify that the formation of new openings in the gable end would cause a loss of fabric but that the overall effect of the alterations would respond positively to the features of the outbuilding, securing also its retention and beneficial reuse in support of the long-term conservation of the heritage asset.

There is good reason to agree with the CO; the blend of traditional and modern architectural details would achieve a balance that respects the primacy of the prevailing vernacular architecture that would fit discretely into the immediate surroundings. Indeed, this approach ensures legibility of new and old while the proposal facilitates a beneficial reuse of the outbuilding by providing a more practical kitchen layout and functional connection to external amenity areas.

The Town Council object to the use of zinc in the alterations to the outbuilding, which they consider to be out of keeping with the character of the area. However, the CO considers that zinc would be acceptable as it would respect the simplicity and form of the roof. Furthermore, with the exception of the zinc roof, the dormer works would retain the existing roof coverings to the main roof.

A sheet metal roof covering would strike a visual contrast with the local vernacular, but it would not be visually dominant or incongruous, particularly in its varied, utilitarian back-garden surroundings, and would be a higher quality finish than the existing corrugated roofing and concrete tiles.

Overall, the proposal is considered to deliver a high standard of design that would complement the character of the building and its surroundings, and which would not harm the significance of the heritage assets.

The CO recommends that several detailed design matters be controlled by condition, including requiring approval of external materials like the zinc which can ensure a complementary finish is delivered. Such a condition is considered necessary, to ensure the works proceed in an acceptable manner in the interest of preserving the character and appearance of the listed building and conservation area.

They also recommend a condition to ensure the roof structure of the main building would be retained uncut as a result of works to replace the dormers. The applicant has indicated it may be necessary to carry out minor works of repair following removal of the existing dormers. Accordingly, a reworded condition was agreed with the applicant

and CO to ensure any necessary repairs are approved in writing by the Local Planning Authority.

HERITAGE BALANCE AND CONCLUSION

The effect of the works on the character of the building as a building of special architectural or historic interest would be acceptable and would preserve that character. Furthermore, the works would not harm the significance of the listed building, nor that of nearby listed buildings through change within their settings. The proposals would therefore preserve the buildings, their settings and the features of special architectural or historic interest which they possess, to which special regard has been had under Section 16(2) of the PLBCA.

Similarly, there would be no harm to the character or appearance of the Malmesbury Conservation Area in which the site is located. The proposal would preserve its character and appearance and, in reaching this conclusion, special attention has been paid to the desirability of preserving or enhancing the conservation area in accordance with Section 72(1) of the PLBCA.

Accordingly, the requirements of the statutory duties under the PLBCA have been fulfilled. The application should therefore be supported, subject to the recommended conditions.

RECOMMENDATION

That Listed Building Consent be GRANTED subject to the following conditions:

Conditions:

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The works hereby permitted shall be carried out in accordance with the following approved plans and documents:

Location Plan. Received 15 June 2026.

Proposed Plans and Elevations. 25016-1003-3. Received 15 June 2026.

Existing and Proposed West Dormer. 25016-1004-2. Received 15 June 2026.

Existing and Proposed East Dormer. 25016-1005-2. Received 15 June 2026.

Existing and Proposed Block Plans. 25016-5001-1. Received 15 June 2026.

Note - Internal Works. 25016-5002-2. Received 4 August 2026.

REASON: For the avoidance of doubt and in the interests of proper planning.

3. Notwithstanding the approved drawings, no works for the alterations to the outbuildings hereby permitted 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 proposed and replacement external window and door joinery and framing, (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, cills, lintels and mouldings;
 - (ii) Full details of proposed rooflights, which shall include the depth of projection from the plane of the roof covering;
 - (iii) Full details of external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air;
 - (iv) A full schedule of internal finishes to walls, ceilings and floors; and
 - (v) Full details and samples of external materials.

The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting Listed Building Consent; therefore, the matter is required to be agreed with the Local Planning Authority before works commence in order that the works are undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting and the conservation area in which it is located.

4. Notwithstanding the approved drawings, no works to replace the dormers hereby permitted shall commence until large-scale details of all proposed replacement roof dormer joinery have been submitted to and approved in writing by the Local Planning Authority. The details shall include elevations at 1:5 and sections at 1:2 section, including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, cills, lintels and mouldings. The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting Listed Building Consent; therefore, the matter is required to be agreed with the Local Planning Authority before works commence in order that the works are undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting and the conservation area in which it is located.

5. The existing roof timbers to the main roof shall be retained in situ and uncut. Where works to the existing roof timbers are required to support the replacement of the dormers hereby permitted, the works shall be carried out in accordance with a scheme of works that shall have first been submitted to and agreed in writing by the Local Planning Authority.

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