

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/03498
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	16 High Street, Market Lavington, Devizes, SN10 4AG
DESCRIPTION OF WORKS:	Replacement of two existing entrance doors and frames
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The application site comprises a two-storey brick-built house known as 16 High Street, which is a Grade II listed building, located within the settlement of Market Lavington. 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 Market Lavington Conservation Area, and within the setting of several listed buildings, including the neighbouring buildings of 22-26 High Street and Kytes Cottage.

The building exhibits painted brick walls to a majority of the front elevation, with a section of render to the first floor on the end of terrace element, under a pantile roof with a mix of timber windows to the ground floor and UPVc windows (approved 1989) to the first floor. The building retains features of special interest that contribute to its heritage significance. The focus of the application is on two front elevation doors.

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

Block of 3 shops. C16-C17, refaced early C19. Timber framed, refaced in brick and partly colourwashed. Pantiled roof. Two storeys, 2:2:1 bays stepping up hill. Various C19 shop windows and doors, including square bay window to left half of No 16, and recessed corner entrance to No 14. This returns by 2 bays to rear, continued by a long range of attached buildings, not of special interest. Rear wing across Nos 14 and 16. Interior of left bay (No 16) has bar stopped chamfered spine beam, with cross beam in second bay with shaped scoop stops. No 14 is of separate build, probably a C17 addition. Ogee stops to spine beam and inner wall of square bracing and wavy corner braces. Roof of eastern bay has straight windbraces to intermediate truss. Central bay originally single storey and attic has surviving truss at lower level with wattle and daub infill.

PROPOSAL

The proposed scheme looks to remove the existing fully glazed doors and frames to the front elevation and replace with a new six panel door, with the top two panels glazed, which replicate other doors within the street scene.

RELEVANT PLANNING HISTORY

Proposal / Summary
K/12775 - Full planning permission Decision - Approve with Conditions Date: 16/11/1989 – ALTERATIONS TO EXISTING SHOP AND DWELLING TO CREATE ONE NEW DWELLING
K/44885/L - Listed building consent Decision - Approve with Conditions Date: 7/3/2003 – Provision of a new staircase with additional ground floor toilet, change of flooring to oak flooring.
K/15607/L - Listed building consent Decision - Approve with Conditions Date: 12/6/1990 – CREATION OF NEW FLAT WITHIN EXISTING PREMISES.
K/34377 - Full planning permission Decision - Approve with Conditions Date: 24/7/1997 – Change of use of shop and storage rooms to residential use.
K/45795/L - Listed building consent Decision - Approve with Conditions Date: 15/8/2003 – Alterations to windows to front ground floor (2) and removal of fire surround

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.

Section 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).

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 were 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 “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.

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 historic core of the former block of three shops which date from the C16-C17 and refaced in the early C19. As retail spaces they would have contributed to a bustling town with the Market Place on the opposite side of the road. The changes in technology and shopping habits have resulted in shops converting to residential. The historic maps show that this building formed part of a longer terrace which had a cart opening adjacent to the site leading to a small courtyard and complex of buildings beyond, which would have supported the function of the shop.

The application focuses on the replacement of the fully glazed doors to the front elevation which respond to the former retail use where visibility into the shop was an important consideration to increase the potential of trade. The doors themselves are of limited value and are relatively modern (mid-late C20). The earlier shop windows (C19) to either side of the right-hand side door remain, and these are of higher significance to the appearance and understanding of the building.

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 proposed scheme looks to remove the existing doors and frames to the front elevation of No. 16 and replace with modern 6 panel, timber doors with glazing to the two upper sections. This pattern reflects similar doors that are seen along the High Street for domestic dwellings. The loss of the doors is accepted as they are of a relative modern design and construction, but it is acknowledged that though they reflect the former function of the building as a shop.

The proposed change of style picks up on a common door type found on other residential doors within the street scene. The change of door type will have a limited impact on the street scene appearance, changing from a more retail-based door to a residential use.

The use as a shop was recognised as being redundant when the application for the change of use to a single dwelling was consented (K/12775 – Nov. 1989 & K/15607/L – June 1990). As the ground floor still retains the shop windows, which have been subject to previous works (K/45795/L 15/08/2003), they still allow for the understanding of the former function to be understood, and therefore the proposed change of door type is considered to be acceptable.

The proposed glazing is to be slim profile to help improve thermal efficiency and reduce sound, and this is considered acceptable in this location. It should be noted there are UPVc windows to the first floor and rear elevations. These date from pre-2009 and are shown on the approved plans in November 1989 (K/12775) following the listing in March 1988.

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?	
(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?	

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 they replace relatively modern doors (in style and construction) with a design that responds to others within the street scene. On this basis no specific justification is required however 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/ Statement