

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2025/09710
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Ivy House, Kingston Road, Shalbourne, Marlborough, SN8 3QH
DESCRIPTION OF WORKS:	Installation of four rooflights & replacement of rotten sash window with double glazed sash window
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

Ivy House is a grade II listed building with a varied history of use and phases of development. The earliest part of the building is the southern most portion of flint and Sarsen stone, brick quoins and no windows to the roadside is possibly 17th century in date. The banded brick and flint being 18th century, with the northern most part of the building, with its centralised sash window believed to have been a Wesleyan chapel. Alterations and rear extensions in the 19th century, along with some changes in the later 20th century.

The site lies within the Shalbourne Conservation Area.

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

House and Wesleyan chapel, now house. C17, C18 and refurbished early C19. Brick laced flint with slate roof. Two-storey and attic, 2 blocks each of 2 bays joined at gable. Entrance at junction; 6-panel door with early C19 portico. Sixteen-pane sashes to bays 2 and 3, one 12-pane sash to bay 4, former chapel. Ground floor windows with half-brick relieving arches. Bay 1 flint and stone with brick quoins, probably part of C17 structure. Interior: Chamfered ceiling beams with stepped run-out stops. Rafters pegged to purlins. Roof space over chapel said to have original barrel vault.

PROPOSAL

Installation of four rooflights & replacement of rotten sash window with double glazed sash window

RELEVANT PLANNING HISTORY

Proposal / Summary
K/54260/LBC - Listed building consent Decision - Approve with Conditions Date: 19/6/2006 – Extension to the single storey kitchen at the rear.
K/54261/F - Full planning permission Decision - Approve with Conditions Date: 19/6/2006 – Single storey extension to the kitchen at the rear
E/10/0362/FUL - Full planning permission Decision - Approve with Conditions Date: 30/4/2010 – Alterations and extension to outbuilding to facilitate use as a residential annexe.
K/86/0009 - Full planning permission Decision - Approve with Conditions Date: 10/3/1986 – Extension

K/58583/LBC - Listed building consent Decision - Approve with Conditions Date: 4/6/2008 – To replace windows in the dormers in the rear roof
K/86/0448/LB - Listed building consent Decision - Approve with Conditions Date: 23/6/1986 – Two Storey extension
16/06280/LBC - Listed building consent Decision - Approve with Conditions Date: 16/9/2016 – Proposed Single Storey Kitchen Infill Extension and Associated Works.
16/05449/FUL - Full planning permission Decision - Approve with Conditions Date: 16/9/2016 – Proposed Single Storey Kitchen Infill Extension and Associated Works.
18/11672/LBC - Listed building consent Decision - Approve with Conditions Date: 8/2/2019 – Installation of a 14 panel/4kw solar PV system to 2 x outbuildings to rear of Ivy House.
PL/2023/08755 - Householder planning permission Decision - Withdrawn by Council Date: 6/6/2024 – Open up entrance between dining room and kitchen and installation of rooflight
PL/2023/09350 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 14/2/2024 – Proposed installation of ridge rooflight & knock through internal wall
PL/2025/04582 - Approval of details reserved by a condition Decision - Approve Date: 14/7/2025 – Discharge of condition 3 structural support on planning application PL/2023/09350 (Proposed installation of ridge rooflight & knock through internal wall)

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).

Historic England’s publication ‘Traditional Windows – Their Care, Repair and Upgrading (2017)’ encourages the retention of windows that contribute to the significance of listed buildings but sets also out their approach to the alteration/replacement of windows where this is acceptable in principle.

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

None 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.

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
- Design & Access Statement

The heritage statement is purely a copy of the list description and there is no benefit to including this in the 'approved plans' list within the decision notice.

The DAS is a better attempt to explain the proposals, but there is no real assessment of the impact of the proposals on the significance of the designated heritage asset.

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 vernacular architecture and traditional materials, and historic use as a Wesleyan Chapel, dating from the 17th century. The parts of the house affected by the proposals are modern additions to it, which, whilst forming part of the listed building, and have little overall significance and it is their external appearance and relationship with the historic building that contribute to the building's overall significance as a designated heritage asset.

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 proposals are for one replacement sash window and the insertion of four rooflights. Both elements are in different parts of the building.

Sash window – this is a first-floor window, within a two-storey extension that was approved in 1986, four months after the building was added to the statutory list. All of the current windows in this part of the building are double glazed, apart from this window. The existing sash window is in poor condition, with rotten timber and it is proposed to replace it with a traditional sash window but aiming to improving energy efficiency by introducing double glazing. The joinery details provided confirm the appearance and glazing/bar detail, and it is considered acceptable in this location, as it is read in context the ground floor canted bay window in this gable end.

Rooflights – four rooflights are proposed within the single storey kitchen extension – the rear kitchen was originally an historic addition to the rear of the house, which was then extended twice (approved in 2006 and 2016). In 2013 a ridge rooflight was approved, but it has transpired this was not a workable option in the end, and the applicant has changed this to install 4 rooflights instead. Although part of the building is historic, it has two phases of modern extension to it, and internally is a modern conversion, and the insertion of the rooflights will not require any cutting through historic fabric. The insertion of the rooflights in this part of the building, located to the rear of the house, is not considered to have any harmful impact on the building's significance.

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
(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?	

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 overall impact of the proposals on heritage assets will be relatively neutral, not having any harmful impact on the building's significance, fabric or visual qualities, and 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:

- Time limit
- Approved plans
- Painted timber and puttied
- Rooflights – 'Conservation style' and fitted flush with the roof slope