

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/04285
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	77 St Ediths Marsh, Bromham, Chippenham, SN15 2DF
DESCRIPTION OF WORKS:	Retrospective installation of a structural steel beam and electrical upgrade works, including partial rewiring and replacement consumer unit.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The application site comprises a two-storey brick-built dwelling known as 77 St Edith's Marsh, which is a Grade II listed building, located within the settlement of Bromham. 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 setting of The Oliver Cromwell Inn and Saint Edith's House, both Grade II and the wider setting of Marsh Cottage and Milestone outside No. 176. The focus of the works is internal, and therefore there is no requirement to consider the setting of these designated heritage assets.

The building exhibits red brick, two-storey walls, under a slate roof with timber sash windows and a central door 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:

House, late C18, red brick with ashlar dressings, slate roof, coped gables and end stacks. Small scale, double fronted with two 2- light beaded stone mullion windows each floor and centre door in beaded stone surround with hood on brackets. Ground floor windows have brick relieving arches and stone flush keystones over. Flush quoins.

PROPOSAL

The proposed scheme is for the installation of a structural steel beam within the main living room and electrical upgrade works, including the replacement of the consumer unit.

RELEVANT PLANNING HISTORY

Proposal / Summary
K/57678/F - Full planning permission Decision - Approve with Conditions Date: 17/12/2007 – Single storey extension to form shower room/family room.
K/58803/LBC - Listed building consent Decision - Withdrawn Date: 8/8/2008 – Extension to rear forming improved bathroom with additional small room.

K/58918/F - Full planning permission Decision - Approve with Conditions Date: 25/7/2008 – Ground floor extension

K/58919/LBC - Listed building consent Decision - Approve with Conditions Date: 25/7/2008 – Ground floor extension
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K/86/0145 - Full planning permission Decision - Approve with Conditions Date: 10/4/1986 – Extension
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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 20 of the NPPF ('Conserving and enhancing the historic environment') sets out the Government's high-level policies concerning heritage and sustainable development.

Policies HE5 & HE6 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.

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 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(3)(a) of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended) publicity is not required for listed building consent to carry out works affecting only the interior of a Grade II (unstarred) listed building.

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 20: 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

The application was validated under the NPPF 2025 which paragraph 207 required the applicant to 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.

The NPPF under Policy HE5.4 requires that the local planning authority is satisfied that the assessment accurately reflect the effects on heritage assets caused by development proposals.

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.

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 house being of a late C18 date, based on a polite interpretation of vernacular design, constructed in brick with stone mullion windows and quoins, and a central door. There has been a two-storey extension to the rear of the property creating a Kitchen/ Diner, Utility/ Cloak Room and Family Room/ Study to the ground floor.

Internally the building has been subject to historic alterations, including the removal of internal walls to the living room (pre-listing - 1987).

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 policy HE5 & HE6 of the National Planning Policy Framework (NPPF), and relevant local heritage policies and guidance.

The application is to regularise the unconsented works of installing a steel beam within the living room to support the existing historic fabric following the removal of the internal supporting wall or support at an unknown time to ensure structural stability of the historic fabric.

Structural concerns that were identified, and following investigation by a Structural Engineer, it was shown that an intermediate timber post or internal wall had previously been removed, and therefore the span of the principal beam was too wide to provide sufficient support.

The proposed solution was to install an additional steel beam to assist the historic fabric, rather than replacing the historic fabric. The submitted information includes the structural engineers' calculations and recommendations, and the works were undertaken in accordance with these, as evidenced by the submitted photographs. As the insertion of the steel beam would be visible within the room, it was covered with a hollowed beam to provide an improved appearance.

The works undertaken were carefully designed to ensure the long-term structural stability of the building and undertaken in a careful and considered approach which has resulted in long-term protection for the listed building.

The application includes for the regularisation of a replacement consumer unit within the Living Room. The Historic England Advice Note 16, Annex 1, provides a summary of where LBC is

required. Item 36 considers works to electrical installations, including re-wiring, and advises that 'Renewal of electrical installations, including where cables can be routed through existing metal wire ways (conduit or trunking) that are in good condition, is unlikely to affect special interest and would therefore not need LBC.' As the works have not resulted in any works that are likely to have any additional impact on historic fabric, the replacement of the Consumer Unit is not required to require LBC.

The up-grading of the Consumer Unit and the checking of the wiring installation is recommended within listed buildings as electrical fires are one of the main causes of fires in older buildings due to the age of electrical systems or the potential of defects through mice, etc.

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.

In this case the proposals will also result in considerable heritage benefits by virtue of the proposed investment in repair and structural repair which will help to secure the stability of the building.

RECOMMENDATION:

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

- **Approved Plans**