



Alex Marsh
Wiltshire Council
Bythesea Road
Trowbridge, Wiltshire
BA14 8JN

Our Ref: L10003198
21 August 2026

Dear Alex Marsh

**Arrangements for Handling Heritage Applications Direction 2021 & Planning
(Listed Buildings and Conservation Areas) Regulations 1990**

**LACOCK ABBEY, HIGH STREET, LACOCK, CHIPPENHAM, SN15 2LG, ENGLAND
Application No. PL/2026/03751**

Thank you for your letter of 07 August 2026 regarding the above application for listed building consent. On the basis of the information available to date, we offer the following advice.

Historic England Advice

The proposals concern the strengthening of the roof structure of the grade I listed Lacock Abbey to prevent further cracking to the dining room ceiling.

We have consulted with our structural engineer, and they have confirmed that they have no concerns regarding the proposed options and agree that the works are required to protect the ceiling below.

To aid your consideration of the application I have summarised their comments:

- It is proposed to introduce two pairs of tension rods on each truss to support the lower tie beam from the upper tie beam. This would distribute stresses more evenly and reduce the deflection in the lower tie beam. Two options are given in the application. One using U-shaped brackets which fit underneath the lower truss beam or face-fixed plates on the sides of the beam. The preferred option will depend on whether there is sufficient space to install a bracket, or whether face-fixing is the only viable solution.
- Two drawings (3.03 and 3.04) show options for proposed works to a secondary beam spanning between the roof trusses. Option 1 re-supports the secondary beam onto the truss using a joist hanger. The existing strapping is to be retained if found to be in good condition or replaced with similar strapping if necessary.



Option 2 also re-supports the beam onto the truss using a joist hanger, with the addition of two new joists installed on either side of the failed joist to support the floor. Both options require small sections of the ceiling to be cut out to install the joist hangers.

- Both fixing options shown are reasonable and minimise the disturbance to the historic fabric, and the preferred option will depend on the space available for the fixings.

Recommendation

Historic England recommends that your Council may approve this application, which would not harm the significance of Lacock Abbey, unless it finds that other considerations indicate refusal.

If there are any material changes to the proposals, please contact us. If you propose to determine the application in its current form, please inform us of the date of the committee and send us a copy of your report at the earliest opportunity. Please also advise us of the decision in due course.

Yours sincerely

Lucy Foster

Job Title: Assistant Inspector of Historic Buildings & Areas

Email: Lucy.Foster@HistoricEngland.org.uk

CHECKLIST OF INFORMATION FOR NOTIFICATION TO THE SECRETARY OF STATE (PLANNING CASEWORK UNIT)

Arrangements for Handling Heritage Applications Direction 2021

If you are required to notify the Planning Casework Unit of this application, it will help to save time if you include the following documents:

- Copy of the application
- List of the drawing numbers
- Copy of the list description(s)
- Recent photographs if available
- Copy of the advertisement
- Copies of any representations received
- Statement explaining the extent to which the local authority has taken on board the advice and recommendations from Historic England and other consultees
- Confirmation of any amendments made to the application subsequent to initial



notification to Historic England

- Explanation of why the local authority is disposed to grant consent, including copies of committee report(s) and minutes, where relevant
- List of proposed conditions