



Verity Giles-Franklin
Wiltshire Council
County Hall
Bythesea Road
Trowbridge, Wiltshire
BA14 8JN

Our Ref: L01601970
25 August 2026

Dear Verity Giles-Franklin

**Arrangements for Handling Heritage Applications Direction 2021 & T&CP
(Development Management Procedure) (England) Order 2015 & Planning (Listed
Buildings & Conservation Areas) Regulations 1990**

**3 Fore Street, Trowbridge, BA14 8HY
Application No. PL/2025/09597 & PL/2025/09565**

Thank you for your letters of 06 August 2026 regarding further information on the above applications for listed building consent and planning permission. On the basis of this information, we offer the following advice.

Historic England Advice

Although the applicant has provided an updated heritage statement, Historic England still consider that the application lacks the necessary detail to enable a robust assessment of the impacts of the proposals. We therefore do not consider that clear and convincing justification in heritage terms has been provided for key aspects of the scheme.

We are also disappointed that the chimney stack that was proposed for retention in the previous consultation, is now again to be demolished as part of the proposals.

3 Fore Street is a grade II* listed building and substantial weight should be given to its conservation. Whilst we are supportive of the principle of the residential conversion of 3 Fore Street, further detail of the proposed works are required to ensure that any harm to the significance of the grade II* listed building is avoided or minimised. We refer you to our previous advice letters dated 8 January 2026 and 5 March 2026, which set out our concerns.

Recommendation



Your local planning authority would be justified in refusing the application on the grounds that an insufficient level of detail has been provided to enable a robust assessment of the proposals and their impact on the significance of 3 Fore Street

Historic England recommends that in determining these applications your Council should weigh the harm which the proposed development would cause to the significance of 3 Fore Street against such public benefits as the development may procure. In doing so, it should give great weight to the conservation of this designated heritage asset.

If there are any material changes to the proposals beyond those we have suggested, please contact us. If you propose to determine the applications in their 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

CC. Helen Garside, Principal Conservation Officer

Enclosure: Checklist for notification to the Planning Casework Unit

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

Arrangements for Handling Heritage Applications Direction 2021 & T&CP (Development Management Procedure) (England) Order 2015

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