

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/04614
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Homefield House, Polebarn Road, Trowbridge, BA14 7EJ
DEVELOPMENT DESCRIPTION:	Internal and external alterations including new thermal improvements, replacement and new window and doors as well as internal layouts.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The application relates to an ancillary building to the rear of the grade II* listed Homefield, a substantial and high-status stone town house dating from the early C19. The building appears to be contemporary with the main build, appearing from the outset on historic mapping but its historic use is unclear although it may have served as stabling. To its rear lies the separately listed “Stable Block at rear of Rosefield House”.

As an attached part of Homefield the building falls within the definition of a listed building but is not specifically mentioned with the list description which, for means of identification purposes only, provides the following description:

POLEBARN ROAD (North East Side)

Rosefield and Homefield with gatepiers, gate standards and gate.

(formerly listed as Rosefield House)

29,12.50.

GV

II*

Late C18/early C19 pair of houses, three storeys to road. Bath stone on projecting plinth, rusticated ground floor treatment, Plain string at first floor cill level, carved string, diaper pattern at second floor cill level. Plain frieze, moulded cornice and parapet with balustraded panels over windows. The front divided into four bays by slightly projecting pilasters, whole height, with raised key pattern. Glazing bar sash windows. Four ranges of windows, in diminishing sizes, three on ground floor in slight recesses with segmental heads.

Entry to Rosefield House, second bay from left; half glazed door with reeded lower panels and rectangular fanlight with curved and radiating pattern. Stone porch with two pairs of slender piers, incised key pattern, supporting panelled architrave, carved with key fret and diamonds over piers and small balustrade with angle blocks enriched with fan motifs. Small arched heads to side openings and three centred arch supported on small offsets to piers over central

entrance. The design is reminiscent of Sir John Soane's work. Entry to Homefield House now in large three storey 1950s extension of 1+6 windows in sympathetic style. Two storey bow on south east return of main house. A bow also on north west end which has small cast iron flower guards. Two pairs of cast iron panelled gate standards of diagonal pattern with urn finials to road. Small wrought iron gate to Homefield House. One remaining rusticated stone pier with key pattern at base of capping.

Rosefield Cottage and wall, Rosefield and Homefield with gatepiers and gates, wall between Rosefield and Police Station form a group with Nos 1 to 15 (consec)

PROPOSAL

The application seeks consent for internal and external alterations including new thermal improvements, replacement and new window and doors as well as internal layouts. The building is subject to extent permissions (15/12319/FUL & 15/12332/LBC) for conversion to 2 dwellings (which have been amended several times) and the current proposals effectively propose minor revisions to confirm the layout for the consented scheme. The details of the nature of the internal works and upgrading are already established via the previous consents.

RELEVANT PLANNING HISTORY

Proposal / Summary
15/05060/FUL - Full planning permission Decision - Refused Date: 28/7/2015 – Proposed change of use from existing storage area to form 2 residential dwellings
15/05160/LBC - Listed building consent Decision - Refused Date: 28/7/2015 – Internal and external alterations to facilitate conversion into 2 dwellings
15/12319/FUL - Full planning permission Decision - Approve with Conditions Date: 4/2/2016 – Proposed conversion of existing storage area to form 2 residential dwellings
15/12332/LBC - Listed building consent Decision - Approved Date: 4/2/2016 – Proposed conversion of existing storage area to form 2 residential dwellings.
21/00804/VAR - Removal/variation of conditions Decision - Approve with Conditions Date: 25/5/2021 – Variation of condition 2 of planning application 15/12319/FUL) (Proposed conversion of existing storage area to form 2 residential dwellings)
21/00809/LBC - Listed building consent Decision - Approve with Conditions Date: 25/5/2021 – Proposed conversion of existing ancillary building to form 2no, residential dwellings
PL/2022/01235 - Listed building consent Decision - Approve with Conditions Date: 18/5/2022 – Internal and external alterations

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) August 2026 sets out government policy, including in respect of the historic environment.

Chapter 20 - *Conserving and enhancing the historic environment*, recognises heritage assets as an irreplaceable resource. Heritage assets should be conserved in a manner appropriate to their significance, with harm avoided unless there is a clear and convincing justification. Decision-makers are required to apply a balanced approach, giving substantial weight to the conservation of heritage assets and weighing any harm to significance against the public benefits of the proposal.

Historic England's *Conservation Principles, Policies and Guidance* (2008) provides policy and guidance for the "sustainable management of the historic environment". Additional guidance on the application of policies set out in the NPPF is contained within their publications:

- Historic Environment *Good Practice Planning Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment* (2015)
- Historic England *Advice Note 2 – Making changes to Heritage Assets* (2025)
- Historic England *Advice Note 18 – Adapting Historic Buildings for Energy and Carbon Efficiency* (2026)

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. Impact on the wider conservation area.

CONSULTATION RESPONSES

Trowbridge Town Council - No objection, subject to no significant adverse impact on neighbouring amenity.

Historic England – no comment. Suggest that the Council seeks the views of their specialist conservation and archaeological advisers.

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.

No comments have been 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 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

Policy HE5 of the NPPF requires applicants to assess the significance of any heritage assets affected by a proposal, including the contribution made by their setting, and to identify the likely effects of the development on that significance. Sufficient information should be provided to enable a clear understanding of the significance of the heritage asset and its setting, and the impact of the proposal upon it.

Decision-makers must be satisfied that assessments accurately reflect the effects on heritage assets caused by development proposals. In this case the application is accompanied by a "Heritage Statement and Design and Access Statement" which, along with the submitted details, provides sufficient information to allow assessment of the building and impact of the proposals.

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 construction in traditional vernacular materials and style and its historic relationship with the main house and contribution to its setting as evidence of ancillary/service accommodation and its relationship to the way of life of the period.

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 policies HE4-9 of the National Planning Policy Framework (NPPF), and relevant local heritage policies and guidance.

The previous consents have already been part implemented but then left and the building is currently in a poor state of repair, particularly internally where few features are capable of retention. Consent has previously been granted for amendments to the scheme to allow the removal of the existing lathe and plaster ceilings at ground and first floor which were originally proposed for retention. There is an urgent need for the works to be completed and a new use in place to secure the ongoing repair of the building.

The proposed layout reverts to that originally approved and features a greater level of subdivision to create a more conventional residential layout than an interim scheme which allowed for a less intrusive scheme, leaving the first floor largely open plan. As the original consent has been commenced and remains extant, the principle of this type of layout is already established, as are the majority of the details for the conversion (eg joinery details etc.) which are set out within the supporting material.

The building lies to the rear of Homefield and is not prominent from public viewpoints. The exterior proposals are also very similar to those previously approved and there will be no additional impact on the wider conservation area.

The Town Council's caveat that they have no objection "subject to no significant adverse impact on neighbouring amenity" is not relevant on this occasion as this is a listed building consent application and does not deal with matters of amenity. Planning permission is not required on this occasion as the works benefit from an extant scheme with an unchanged description of development.

There is no objection from Historic England and the application may therefore be determined without need for referral to the Secretary of State.

On balance it is considered that the minor changes to the level and precise sources of harm which will result from the conversion under the revised proposals are justified in the interests of facilitating the scheme overall and securing the repair and future of the building. As a result, there is no objection to the approval of the scheme and it is recommended for approval subject to similar conditions to those added at the last amendment:

- To require the development of be carried out in accordance with the submitted Design, Access and Heritage Statement.
- To require all new rainwater goods to be constructed in painted cast metal.
- Details of lead roof vents have been provided and these are acceptable and there is no need to require further details in this respect. However, the standard white box meter housings which have been installed are unacceptable in this heritage setting. Their removal and replacement with alternatives to be agreed should be conditioned.

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?	
(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): current permissions remain extant and there will be no additional impacts on ecology.

CONCLUSION

The NPPF confirms that when considering the potential impact of a development proposal on the significance of a designated heritage asset, substantial 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 will be a matter of considerable importance and weight which requires clear and convincing justification.

Positive/neutral

In this case, whilst the proposals will result in some harm to the building via the loss of historic fabric and character these are no greater than previously consented and will also result in considerable heritage benefits by virtue of the proposed investment in repair and upgrading/structural repair which will help to secure the future/stability of the building. Taking into account the substantial weight to be given to the conservation of the asset, these public benefits are considered to be sufficient to offset the harm caused. The requirements of current conservation legislation, policy or guidance are considered to be met and the application is recommended for approval.

RECOMMENDATION:

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

- Standard plans condition
- To require the development of be carried out in accordance with the previously approved excerpt from a Design, Access and Heritage Statement, which provides practical details for the conversion.
- To require all new rainwater goods to be constructed in painted cast metal.

n.b no time limit is required as the scheme has already commenced.