

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/04577
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Eastfield House, Marston, Devizes, SN10 5SR
DEVELOPMENT DESCRIPTION:	Proposed internal and external alterations.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The application site comprises of a two and two & half storey, timber-framed and painted brick house known as Eastfield House, which is a Grade II listed building, located within the settlement of Marston. 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 Marston Conservation Area, and within the wider setting of the listed The Plough and Somreed (both Grade II).

The building exhibits a timber frame building, with painted brick panels under a plain tile roof with a mix of windows 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:

Shown on map as End Farm.

Farmhouse, C15 to early C17, timber-frame and painted brick, timber-frame exposed on crosswing, main range clad in brick in C19. Plain tile roofs, east end stack to crosswing, south end stack, on roof slope to main range. Two and 2½ storeys. Tall north end crosswing has exposed framing with angle braces to upper floors of west front and north gable, west front with herring-bone brick panels, original carved barge boards and pendant finial. Both fronts have 2-light timber-mullion attic window and first floor small 1:2:1-light timber oriel on curved bracket with tiled pent roof. Ground floor west front is original rubble stone with 4- light casement and timber lintel, ground floor north side is rebuilt in C19 brick with cambered-head triple casement. Main range has C19 two-storey front of 2 first floor 16-pane sashes, one similar to ground floor centre, and plank door by crosswing in gabled tiled porch.

Interior: main range has heavy chamfered beams to compartmental ceiling. Crosswing ground floor has chamfered beams with bar stops. Main range has smoke blackened roof of former open-hall, floored in C16, with crosswing rebuilt in C17. Formerly known as End Farmhouse.

(Wiltshire Buildings Record)

PROPOSAL

The proposed works are fully listed within the submitted documents, but consist of:

- Internal
 - Replacement radiators, including an additional radiator
 - Remove concrete screed to stone flags
 - Re-open an infilled door between Kitchen and Living Room
 - Removal of gypsum plaster and replace with lime-based insulation plaster to Bedroom 2 & Dining Room
 - Remove brick slips to fire surround in Dining Room
 - Undertake chimney stack repairs in Stairs/ Landing
 - Removal of late C20 panelling to selected areas
- External
 - Repair and overhaul sash windows
 - Undertaken underpinning to a one corner of a single storey extension
 - Undertake roof repairs, including replacing valley gutter and associated localised repairs
 - Install French drain
 - Install EV charger to Garage.

RELEVANT PLANNING HISTORY

Proposal / Summary
K/77/0296 - Full planning permission Decision - Approved Date: 1/6/1977 – Extension to dwelling
15/02099/FUL - Full planning permission Decision - Approve with Conditions Date: 27/4/2015 – Two storey extension
E/10/0867/FUL - Full planning permission Decision - Approve with Conditions Date: 10/8/2010 – Proposed alterations and extensions
K/39209 - Full planning permission Decision - Approve with Conditions Date: 30/5/2000 – The erection of a conservatory and extension to existing garage.
K/52706/F - Full planning permission Decision - Approve with Conditions Date: 23/9/2005 – New horse exercise arena, including all other associated works
K/56280/F - Full planning permission Decision - Approve with Conditions Date: 16/5/2007 – Two storey rear extension, porch and alteration to garage to include new roof and storage area
K/77/0510 - Reserved Matters Decision - Approve with Conditions Date: 22/9/1977 – Dwelling house with garage
K/83/0657 - Full planning permission Decision - Approved Date: 1/9/1983 – Lounge extension and roof terrace

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.

Chapter 5 of the NPPF sets out policies for *Meeting the challenge of climate change* and gives substantial weight to the benefits of improving the energy efficiency of existing buildings and/or drawing energy from district heat networks, renewable and low carbon sources (including through the 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'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 Environment *Good Practice Planning Advice Note 3 – The Setting of Heritage Assets 2nd edition* (2017)
- 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)
- *Traditional Windows: their care, repair and upgrading* (2017)

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:

1. Where historic windows, whether original or later insertions, make a positive contribution to the significance of a listed building they should be retained and repaired where possible. If beyond repair they should be replaced with accurate copies.
2. Where historic windows have already been replaced with windows whose design follows historic patterns, these usually make a positive contribution to the significance of listed buildings. When they do, they should therefore be retained and repaired where possible. If beyond repair they should be replaced with accurate copies.
3. Where historic windows or replacement windows of historic pattern survive without historic glass it may be possible to introduce slim-profile double-glazing without harming the significance of the listed building. There are compatibility issues to consider as the introduction of double-glazing can require the renewal of the window frame to accommodate thicker glazing, thereby harming significance. These issues are covered in Section 4 of this guidance.
4. Where historic windows have been replaced with ones whose design does not follow historic patterns, these are unlikely to contribute to the significance of listed buildings. Replacing such windows with new windows of a sympathetic historic pattern, whether single-glazed or incorporating slim-profile double-glazing, may cause no additional harm. It also provides an opportunity to enhance the significance of the building, which is the desired outcome under national policy.
5. Where a new window or re-glazing is agreed, the reflective properties of secondary and double-glazing as compared to modern, polished single-glazing, do not usually harm the significance of the building. But when new multi-paned windows are proposed, the desirability of reproducing broken reflections by individually glazing each pane should be considered. Where the aesthetic value of the building is high, then the impact on the whole of the relevant elevation should be considered, including the desirability of accurately matching other windows.

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

Marston Parish Council supports the application, stating 'The parish council have studied the documents and supports this application as it restores and safeguards one of the key listed buildings within the village with a sympathetic and traditional approach to the work. We also compliment the applicant on such a comprehensive and detailed submission clearly indicating the scope of works and the methodology intended to renovate, restore and reinstate.'

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.

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 was submitted with a Planning Heritage Design and Access Statement, which was supported by a Historic Building Statement (undertaken by Wiltshire Building Record) and a photographic survey. The information was comprehensive, but additional information on the requirement for the underpinning was provided with a Structural Survey Report. In addition, a site visit was undertaken.

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 age of the building, a vernacular building of size and scale, and its former use as a farmhouse within a village location.

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 current owners have recently bought the building which had been vacant for c.5 years. Prior to this, it was subject to limited repairs which are considered to be of a low quality or with inappropriate materials. It was evident on the site visit that some general maintenance had been undertaken since the new owners have taken occupation to allow the building to become watertight and fully aired. This application is a result of the general maintenance works and investigations undertaken and forms the initial application to make the building watertight, structurally sound and to remove elements to increase vapour permeability (breathability).

Some of the work does not require Listed Building Consent (refer to HE guidance referenced above), such as the replacement of the modern radiators with cast iron models, repairing the sash windows and the installation of the EV charger to the modern garage. However, due to the extent of the repair works required, the applicants considered that they should form part of the application to ensure that they do not require consent. During the site visit, it was confirmed that these works would not require LBC.

The additional radiator (Bedroom 1) will be connected to the existing pipework that is within the room and therefore will not result in any impact on the existing fabric. Under the Historic England 'Listed Building Consent' (Advice Note 16), this does not require LBC.

Removal of Concrete Screed

As part of the initial investigation works, some of the modern concrete screed was removed in localised areas to resolve the localised areas of damp within some rooms. The lifting of the screed showed that beneath screed are worn stone flags of high quality. The proposed removal of the concrete screed will be undertaken by hand, and any missing pointing will be replaced with a lime mortar to allow the building to become vapour permeable (breathe). The proposed work is supported as it will ensure that the historic fabric is protected.

Replacement of Plaster

As part of the works to restore the vapour permeability of the building, it is proposed to remove the current gypsum plaster within Bedroom 2 and the Dining Room and reinstate with a lime plaster. As these are external walls with limited insulation, it is proposed to use an insulated lime plaster to improve the thermal efficiency of the building. The historic fabric appears to have been lost, and the replacement of a modern gypsum plaster with a lime-based plaster is considered to be an enhancement. Under the NPPF and the Historic England guidance, there is a presumption in favour of improving thermal efficiency, and therefore the proposed use of a modern insulating lime plaster is considered to be acceptable.

Removal of timber panelling

The existing panelling within the Dining Room hallway has failed due to the high moisture levels within the walls due to the poor repairs and the use of the in-appropriate materials. It is proposed to remove the failed sections and allow for the wall to dry and then repair with a lime plaster. The panelling within these rooms is relatively modern, but even if of an age, they have failed and preventing the repair of the fabric behind. The loss of the panelling is not considered to cause harm to the significance of the building but will aid bringing the building back into a habitable condition.

Reopen doorway

The existing kitchen and the living room wall is formed of timber frame, with brick infill. One of the panels is clearly of a modern (late C20/early C21) brick that has infilled an older door opening. It is proposed to remove this modern brick infill to reconnect the spaces together. This is considered to cause no harm to the significance of the building and would not result in a loss of historic fabric or form.

Fire surround in Dining Room

Within the Dining Room there is a modern fireplace formed of brick slips, and it is proposed to remove this and install a log burner. The fireplace is a modern (late C20/early C21) insertion that has no significance to the property, and therefore the loss is considered acceptable. The installation of the log burner, with suitable flue details is considered to cause no harm to the significance of the building.

Chimney Stack

The existing chimney stack that is within the stairs/ landing has suffered partial collapse through longer term neglect and historically limited maintenance. The proposed scheme looks to make

the chimney stack structurally sound but not restore the chimney stack. The space is proposed to enable a store cupboard to be formed. It would normally be accepted to restore a chimney stack, however in this situation a balanced approach to the work can be undertaken as the chimney stack can still be read and understood and now forms part of the story of the building through its partial loss. The extent of the other works to bring this building back into habitable use is considered to outweigh any perceived harm from not reinstating the chimney stack.

Roof Covering

The proposed works to the roof covering, such as replacing missing or slipped roof tiles are generally considered to be repairs and therefore do not require consent.

The proposed works to replace the central valley gutter with a modern membrane system is a change of material. The submitted information and the discussion on site indicate that the valley is south facing and therefore gets the full heat of the sun which has led the lead valley to suffer from excessive expansion and contraction which has resulted in the lead work cracking and failing. The Lead Sheet Association provides standard details to allow the lead to be installed to undertake this expansion. However, following the inspection of the valley, there is insufficient space and falls to create the correct detail. It is believed that this has resulted in the failure of the existing lead work. It is not possible to undertake a good lead detail (in accordance with the Lead Sheet Association) which will therefore result in any lead detail likely to fail early.

In this situation an alternative product is considered to be acceptable. As the valley cannot be seen from the ground, the proposed material is considered to be the best material for the long-term protection of the historic fabric.

As a result of the long-term water ingress through the failed valley gutter, some isolated repairs are required to the roof structure and valley gutter. Some investigation has been undertaken, and based on this evidence, the works are of a minor nature to the historic fabric. As seen within the property, the use of plasterboard for repairs includes part of the skimming, which has failed due to the water ingress, and it is proposed to replace this with lath & plaster.

Underpinning

The proposed underpinning works are confined to one corner of the former 'Cowshed' which has clearly suffered from movement. The Structural Engineers report provides clear evidence that works are required to provide long term protection to the historic fabric. There is always a concern that underpinning will result in other pressures on the historic fabric, but as this is isolated from the main building as it is a single storey rear addition, it considered to be acceptable.

French Drain

The proposed installation of a French drain to the perimeter of the building will ensure that the higher ground levels and hardstanding are removed from the building and provide protection to the historic fabric, including the timber frame. This does not require LBC, however, was included for completeness of the application.

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?	Y
(b)	If yes, has a protected species survey been submitted?	N
(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: Add condition for the awareness of bats when undertaking works to the roof covering.

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.

In this case, the impact of the proposals on heritage assets will be largely positive by bringing the building back into being a habitable home that is structurally sound and watertight. On this basis no specific justification is required however it is considered the works will assist in securing the future use of a heritage asset in support of its long-term conservation.

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:

- *Timeframe*
- *Approved Drawings & Plans*
- *Flue*
- *Bats*