

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/03285
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	8 High Street, Calne, SN11 0BS
DEVELOPMENT DESCRIPTION:	Repaint the exterior woodwork in an oil-based black paint.
RECOMMENDATION:	Approve

SITE DESCRIPTION/CONTEXT

No. 8 High Street Calne is a former Inn and house now a shop with accommodation. It is two storeys with attic building constructed in late 17th century re-fronted and extended in the early 18th century and further extended in early 19th century. It was also altered internally in the 20th century.

The building is rendered rubble stone, with stone dressings and with 19th century rendered brick. The roof has stone roof tiles to main front roof and pantiles to the rear range and brick stacks.

The plan from is 2 room parallel plan with a right-hand rear wing.

The frontage subject of the application is a 19th century shop front with an ashlar stone stall riser beneath a 20th century plate glass windows which curve into a left-hand doorway with panelled door. The door has heavy ovolo moulded timber door posts and a full width bracketed canopy over shop front and door.

There is a segmental arched carriage opening inserted between No. 9 High Street to a rear courtyard. The building forms a U shaped plan with No. 9 suggesting the previous use as an Inn.

The first floor has rusticated quoins a timber modillion cornice gutter and early 18th century bolection moulded architraves to early hornless 19th century sash windows with 6 over 6 pane sashes. The roof level has a pair of 19th century gabled dormers with casements.

The front elevation has an 18th century lead downpipe with decorative hopper.

PROPOSAL

Repaint the exterior woodwork in an oil-based black paint.

RELEVANT PLANNING HISTORY

Proposal / Summary
N/01/00445/LBC - Listed building consent Decision - Approve with Conditions Date: 20/4/2001 – INTERNAL/EXTERNAL ALTERATIONS

N/01/01472/LBDC - Listed building consent Decision - Approve with Conditions Date: 24/9/2001 – DETAILS IN PURSUANCE OF CONDITION 3 OF 01.00445.LBC - JOINERY DETAILS
N/01/00444/COU - Full planning permission Decision - Approve with Conditions Date: 20/4/2001 – CONVERSION TO PROVIDE MAISONETTE ON FIRST AND SECOND FLOORS
N/87/01916/LBC - Listed building consent Decision - Approved Date: 28/9/1987 – ALTERATIONS TO LISTED BUILDING(CHANGE OF USE TO COFFEE ROOMS AND ALTERATIONS TO PROVIDE NEW STAIRCASE)
N/87/01917/FUL - Full planning permission Decision - Approved Date: 28/9/1987 – CHANGE OF USE TO COFFEE ROOMS
N/87/02073/ADC - Consent to display an advertisement Decision - Refused Date: 19/10/1987 – DISPLAY OF NON-ILLUMINATED SHOP SIGN
N/93/01395/FUL - Full planning permission Decision - Approved Date: 19/4/1994 – CHANGE OF USE - CONVERSION OF BUILDING INTO 2 NO DWELLINGHOUSES AND ONE FLAT TOGETHER WITH REDUCTION OF RETAIL AREA. 2 DWELLHSES/ONE FLAT/ONE SHOP
N/03/00546/LBC - Listed building consent Decision - Approve with Conditions Date: 17/4/2003 – EXTERNAL ALTERATIONS TO SHOPFRONT/LETTERING
N/93/01441/LBC - Listed building consent Decision - Approved Date: 19/4/1994 – INTERNAL & EXTERNAL ALTERATIONTO FORM TWO DWELLING HOUSES & ONE FLAT TOGETHER WITH REDUCTION OF RETAIL AREA. USE AS 3 DWELLINGS AND SHOP
N/96/01608/LBDC - Listed building consent Decision - Unknown Date: 20/9/1996 – DISCHARGE OF CONDITION NO 2 RELATING TO N/96/0591/LB - DETAILS OF FIRE DOORS AND DOORWAYS, BOILER FLUE AND EXTERNALDOOR TO STAIRCASE HALL FIRE DOORS/DOORWAYS/FLUE
N/96/00591/LBC - Listed building consent Decision - Unknown Date: 8/5/1996 – INTERNAL AND EXTERNAL ALTERATIONS INTERNAL ALTERATIONS
N/88/01340/FUL - Full planning permission Decision - Refused Date: 27/6/1988 – ERECTION OF DETACHED GARAGE
N/96/00590/FUL - Full planning permission Decision - Unknown Date: 8/5/1996 – CHANGE OF USE OF PART OF BUILDING TO ALTERNATIVE THERAPY TREATMENT ROOMS (ALTERATION TO N.93.1395.F) USE OF PART BLDG AS ALT THERAP
N/87/02074/LBC - Listed building consent Decision - Refused Date: 19/10/1987 – REPLACEMENT OF EXISTING SHOP SIGNS (NON-ILLUMINATED) ON LISTED BUILDING
N/03/02501/LBC - Listed building consent Decision - Approve with Conditions Date: 11/11/2003 – INTERNAL ALTERATIONS INCLUDING NEW STAIRCASES AND SUBDIVISION TO FORM TWO DWELLINGS
N/03/02502/COU - Full planning permission Decision - Approve with Conditions Date: 11/11/2003 – CHANGE OF USE TO TWO SELF-CONTAINED, ONE BEDROOM DWELLINGS

N/11/03485/FUL - Full planning permission Decision - Withdrawn Date: 26/10/2011 – RECONSTRUCTION OF FORMER SINGLE-STOREY ANNEXE TO FORM ONE 1-BED DWELLING
ENQ/2023/01592 - PD Enquiries Decision - Pre-App Response Date: 8/1/2024 – Planning History Search Request
PL/2023/00577 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 21/4/2023 – Render repairs to external elevations. Replacing existing stone sign with new stone sign. Repair, renovation or replacement to existing timber windows.
PL/2023/07383 - Approval of details reserved by a condition Decision - Approve Date: 25/9/2023 – Discharge of conditions 3 and 4 of planning application PL/2023/00577 (Render repairs to external elevations. Replacing existing stone sign with new stone sign. Repair, renovation or replacement to existing timber windows).
ENQ/2023/01202 - PD Enquiries Decision - PP Required Date: 8/9/2023 – Render repairs to external elevation replace existing stone sign with render. Repair, renovation to existing timber windows (as per PL/2023/00577)
PL/2023/07869 - Full planning permission Decision - Approve with Conditions Date: 17/11/2023 – Render repairs to external elevations. Replacing existing stone sign with render. Repair, renovation or replacement to existing timber windows.
18/01882/FUL - Full planning permission Decision - Approve with Conditions Date: 14/6/2018 – Erection of access gates
20/06496/PDENQ - PD Enquiries Decision - PD Rights Removed Date: 17/8/2020 – Permitted development rights check
ENQ/2022/01407 - Pre-Application enquiry Decision - Pre-App Response Date: 21/9/2022 – Repair of Listed Building shop front
N/02/01807/LBC - Listed building consent Decision - Approved Date: 19/9/2002 – ERECTION OF TIMBER CONSERVATORY FOLLOWING REMOVAL OF PVC CONSERVATORY
N/03/01234/LBC - Listed building consent Decision - Approve with Conditions Date: 25/11/2003 – RE-RENDER FRONT ELEVATION; WORKS TO SHOPFRONT; CLEAN/REPLACE STONE; NEW WINDOWS; WORKS TO ROOF; EXTERNAL ALTERATIONS; ERECT SIGN; REPAIRS (REVISED)
N/03/01977/FUL - Full planning permission Decision - Approve with Conditions Date: 25/11/2003 – ALTERATIONS TO SHOP FRONT
N/03/02034/ADV - Consent to display an advertisement Decision - Approve with Conditions Date: 23/9/2003 – EXTERNAL SIGNS
N/04/02690/LBC - Listed building consent Decision - Approve with Conditions Date: 9/11/2004 – REPLACEMENT OF FLOORBOARDS TO SECOND FLOOR
N/04/03569/LBC - Listed building consent Decision - Approve with Conditions Date: 18/2/2005 – CONVERSION OF THE REAR PART OF THIS PROPERTY TO FORM A SELF-CONTAINED MAISONETTE
N/05/00461/FUL - Full planning permission Decision - Approve with Conditions Date: 4/5/2005 – Sub-Divide Existing Self Contained Maisonette to Form Two Units
N/89/02691/FUL - Full planning permission Decision - Approved Date: 8/12/1989 – CONVERSION OF LOFT SPACE TO PROVIDE 2 No BEDROOMS

N/89/02692/LBC - Listed building consent Decision - Approved Date: 8/12/1989 – ALTERATIONS TO LISTED BUILDING CONVERSION OF LOFT SPACE INTO 2 No BEDROOMS
N/91/00851/FUL - Full planning permission Decision - Withdrawn Date: 21/4/1992 – ALTERATIONS - NEW SHOP FRONTS
N/92/00676/FUL - Full planning permission Decision - Approved Date: 6/8/1992 – NEW GARDEN BOUNDARY WALL GARDEN BOUNDARY WALL
N/92/00677/CAC - Demolition in a conservation area Decision - Approved Date: 6/8/1992 – DEMOLITION OF EXISTING WALL AND ERECTION OF NEW GARDEN BOUNDARY WALL GARDEN BOUNDARY WALL
PL/2026/03285 - Listed building consent (Alt/Ext) – Repaint the exterior woodwork in an oil-based black paint.

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 England *Advice Note 2 – Making changes to Heritage Assets* (2025)

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

Calne Town Council Unanimously resolved to raise no objections.

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 representations were received during the consultation period. In accordance with the provisions of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, only matters relevant to the consideration of the building's special architectural or historic interest have been taken into account in the assessment of this Listed Building Consent application.

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 includes a proposed photomontage showing the shop front painted in black as proposed. The applicant also includes limited Heritage Statement and Design and Access Statement and site location plan.

The following heritage recommendations are therefore made on the basis of the local planning authority's own assessment of the significance of the heritage asset and the 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 architecture, its plan form, layout, architectural expression/detailing and use of local materials that have significant architectural interest and make a positive contribution to the character and appearance of the Calne Conservation Area.

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 application proposal is for the painting of the 18th century timber shop front to No.8 High Street Calne changing the colour from dark green to black. The shop is proposed to be used as a sandwich shop on the ground floor of 8 High Street and occupying the front of the premises.

The works are limited to stripping existing paint with chemical stripper from the finer woodwork, and hand sanded for preparation of the timber. Spot repairs will be undertaken as required. All doors and ironmongery to remain as existing.

Normally the painting of the shop front would not require Listed Building Consent as the work would not be seen to have impact on the architectural and heritage interest of the building. I consider the works to repaint the timber shop front have a neutral impact on the significance of the Listed Building and the character and appearance of the Conservation Area.

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 proposals will have no effect on the significance of the heritage asset and 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.

RECOMMENDATION:

That Listed Building Consent be GRANTED, subject to the standard 3 yr consent and plan list condition.