

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/04858
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	18 Kingsbury Street, Marlborough, SN8 1JA
DEVELOPMENT DESCRIPTION:	Replace the front door and canopy, matching the current versions like for like.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

No.18 Kingsbury Street is a grade II listed building at the north end of Kingsbury Hill, an historic route from the town centre, starting at the Town Hall and ending at the Common to the north of the town centre. It dates from the later 18th century, and is built of diaper brick under a traditional plain clay tile roof. It is one of a row of cottages, Nos.17-21 inc. which are all covered by the same listing. The list description notes that, at the time of listing (1974), the cottages had planked front doors, although only two of these remain as planked doors (Nos.20 & 21) albeit not original or historic.

The site lies within the Marlborough Conservation Area.

The list entry, for means of identification purposes only, provides the following description:

C18/early C19. Chequer brick. Pitched tile roof. Brick stacks. 2 storeys. Oversailing course at eaves. Each cottage has 1 range of casements with glazing bars. No 18 has 1 extra on 1st floor. 1 planked door each with gabled hood on scroll-shaped brackets, No 17's a small porch. Each door has 3 ashlar steps up. Nos 17 to 34 (consec) form a group.

PROPOSAL

Replace the front door and canopy, matching the current versions like for like.

RELEVANT PLANNING HISTORY

None.

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.

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)

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 character and appearance of the Marlborough Conservation Area.

CONSULTATION RESPONSE

Marlborough Town Council – 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.

Below is a summary of the representations 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 following has been provided to support the proposals:

- a combined Heritage and Design and Access Statement

This is considered adequate and proportionate for the proposals.

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 traditional cottage style and proportions, its simple detailing (including diaper brickwork, brick cills and curved lintels), and its contribution to a row of similar cottages dating from the same period at the top of the Kingsbury Street. They are simpler and lower-status cottages than those at the bottom of the hill, the hierarchy of dwellings gradually changing as you progress up the hill away from the town centre. Therefore the cottages are a good example of the social hierarchy of dwellings in this part of the town from the late 18th century.

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 is for the replacement of the existing door and canopy, with exact copies of the existing features.

Front door – the existing door is a modern door, and evidence on Google Streetview suggests it was replaced sometime between 2016 and 2023 (there being no images between those years), although the door is clearly older than 3 years old. The current door replaced a poor quality plywood door (which many of the row also had, and one cottage still retains), presumably installed at the same time the canopies were replaced. None of the doors are as per the style mentioned in the list description (planked door), and there is no planning history to cover the replacements.



Google Streetview 2009

2016

2023 – as existing

The current door is a more traditional style, albeit with pointed arch detailing within the planking pattern, which are more Gothic in style, however this slight deviation to the detailing cannot be considered to cause harm. Therefore a copy of the existing door, which the applicant wishes to reuse the existing leaded glass pane, is considered acceptable, as the replacement will not involve the loss of historic joinery and will preserve the special interest of the row as a whole.

Canopy – the existing canopy is a sweet detail to all doors within the listed row, although these are later additions to the elevation. They were present at the time of listing, 21st October 1974, with the exception of No.17 (end of the row), which is noted as having a porch at this time. However, none of the canopies are original or particularly historic, and all appear to be later replacements, presumably copies of those that existed in 1974, as the gable has been retained, along with scroll-shaped brackets, but are made of plywood.

The plywood is in poor condition and delaminating, hence the need to replace the canopy. The proposal sees an exact copy being installed, and the joinery details provided confirm this. As the canopy's fabric is not historic, and of no significance, repair is not considered necessary in this instance, as no historic feature will be lost to enable the replacement.

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?	N/A

(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):

None.

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 not affect and historic fabric and will retain the existing appearance of the cottage within this row of listed buildings by replacing rotten timber joinery with exact copies of the existing. Therefore there will not be any harm to the designated heritage asset as a row of cottages, thereby preserving its significance. The character and appearance of the conservation area will also be preserved.

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:

- Time limit
- Approved plans