

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/04935
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	The Shambles, 69 High Street, Heytesbury, Warminster, BA12 0EB
DEVELOPMENT DESCRIPTION:	Internal and external alterations
RECOMMENDATION:	APPROVE WITH CONDITIONS

SITE DESCRIPTION/CONTEXT

The Shambles (69 High Street) is a listed building, designated for its special architectural and/or historic interest under the Planning (Listed Buildings and Conservation Areas) Act 1990. It is listed at grade II (in 1968). The list description, a means to identify a building, reads as:

*'Detached house. Mid C18. Limestone ashlar, tiled roof with coped verges and gable end brick stacks. Two storey, 5-windowed front; sashes. Door with 6 fielded panels in eared moulded stone architrave with broken segmental pediment, to left are three flush 12-pane sashes in moulded wooden architraves, to right are two C20 twelve-pane sashes, replacing former shop window. Plat band to first floor; five sashes and blank panel over doorway. Right return has single-light casement to first floor, 2-light recessed chamfered mullioned casement to attic. Left return has blocked 2- light mullioned window to ground and first floors. **Rear has C20 outshut.** Interior not accessible at time of survey (June 1985). Attached to front left are cast-iron bollards with chain fence.'*



Agent's photo

Taken from the agent's Design Access and Heritage statement:

'The subject property, also known as The Shambles is located to the north side of High Street and presents a 2 storey facade to the frontage with dormers to the south roof pitch serving

converted roofspace. To the east and west are neighbouring, modern residential properties (69A and 69B respectively) constructed within the former wider extent of the property. To the rear the roof adopts a monopitch/catslide roof with dormer roof extensions. The extensive curtilage provides domestic garden including an outbuilding which is currently constructed to shell only (the footprint of the outbuilding being a remnant of a single storey range extending along the west site boundary and linking to the main house/frontage building). ‘



It is within the Heytesbury conservation area and the vicinity of many other listed buildings.



PROPOSAL

As taken from the Design, Access and Heritage statement:

- *‘To improve the existing entrance Hall/corridor it is proposed to insert a pair of glazed doors to an existing modern partition - the latter having been determined as plywood sheathing to timber studs (the wall is also not manifest in drawings from submission in 1980). To the Drawing Room side of the existing partition faux panelling will be removed and replaced with plasterboard and skim to provide improved fire resistance. The new lining will be set to the existing cornice line and skirting/joinery reinstated. The existing door will be blocked in materials to match existing. It is also proposed to remove the door from the foot of the stairs rising to the first floor. The existing tile flooring is to be carefully removed and reinstated in new tiles (image of tiling as proposed included in Photographs appendix).*
- *The Drawing Room fireplace is to be improved with fire brick lining and natural stone fire surround/hearth (image as proposed included in Photographs appendix) with fitted bookcasing to the north and west walls either side of the fireplace (set away from wall and ceiling to preserve existing skirting and cornice). An existing modern steel panel radiator will be replaced by floor standing column type radiators set in the window recesses. The existing mix of historic and modern floor boards will be retained insitu and finished with Amtico plank flooring. It will be necessary to install an external vent to provide combustion air to the proposed woodburning stove with new flue liner and terminal accordingly in accordance with statutory requirements.*
- *The heating and flooring to the Dining Room will be similarly upgraded and an existing opening to the rear wall blocked to reinstate the original form of the room.*
- *To the rear the shower to the existing cloakroom will be removed and new fitments installed connecting to existing services. To the TV/Snug room a door will be formed as part of the existing window to provide access to the garden. This part of the property appears to be modern construction (comprising metric bricks, insulation blocks and squared timbers – photograph refers).*
- *The existing kitchen fitments will be stripped out with new furniture accordingly. It is proposed to alter the existing window/door combination to a 3 casement window with the door temporarily reused to a former opening in the side/west wall (pending extension to that part of the property for which proposals will follow in due course).*
- *To improve fire resistance it is proposed to provide plasterboard lining to the walls of the Cellar stairs and soffit of the flight rising to first floor. As part of the works the ceiling to the cellar will be upgraded/overboarded with plasterboard to ensure continuity and fire resistance to the Drawing Room and Entrance Hall over’.*

RELEVANT PLANNING HISTORY

Proposal / Summary
13/00698/ENF - Unauthorised new dwelling - The Shambles 69 High Street Heytesbury Warminster Wiltshire BA12 0EB –

14/01965/LBC - The Shambles 69 High Street Heytesbury Warminster BA12 OEE - Listed building consent Decision - Approve with Conditions Date: 16/9/2014 – Proposed extensions and part retrospective works to existing outbuildings
14/01960/FUL - The Shambles 69 High Street Heytesbury Warminster BA12 OEE - Full planning permission Decision - Approve with Conditions Date: 16/9/2014 – Proposed extensions and part retrospective works to existing outbuildings
W/78/00926/HIS - The Shambles, 69 High Street, Heytesbury, Wiltshire, BA12 0EB - Historic apps 1974 to 1983 Decision - Approved Date: 13/10/1978 – Provision of toilet and washroom facility for female staff
W/80/00172/HIS - The Shambles, 69 High Street, Heytesbury, Wiltshire, BA12 0EB - Historic apps 1974 to 1983 Decision - Approve with Conditions Date: 15/4/1980 – C.O.U. of butchers shop and storage areas to offices
W/77/00269/HIS - The Shambles, 69 High Street, Heytesbury, Wiltshire, BA12 0EB - Historic apps 1974 to 1983 Decision - Refused Date: 12/8/1977 – Workroom extension - butchery cutting room
W/80/00666/HIS - The Shambles, 69 High Street, Heytesbury, Wiltshire, BA12 0EB - Historic apps 1974 to 1983 Decision - Approve with Conditions Date: 8/7/1980 – Extension to kitchen and office, installation of new dormer windows and erection of double garage
W/89/01467/LBC - The Shambles, 69 High Street, Heytesbury, Wiltshire, BA12 0EB - Listed building consent Decision - Approved Date: 3/10/1989 – Conversion of existing roof void to provide bathroom accommodation including dormer type roof extension, provision of roof light to roof over existing kitchen area
W/12/00056/DDD - The Shambles, 69 High Street, Heytesbury, Wiltshire, BA12 0EB - Dead Die and Dangerous Decision - Approve with Conditions Date: 11/1/2012 – Remove one Acer that is dangerous and rotting at a point of bifurcation and likely to fall on uses of the garden and on the adjacent boundary wall, which is less than 1 metre away.
ENQ/2026/01030 - The Shambles, 69 High Street, Heytesbury, Warminster, BA12 0EB - Pre-Application enquiry Decision - Pre-App Response Date: 4/8/2026 – Proposed works of alteration/extension to the host building, together with completion of an outbuilding for which permissions were granted in 2014
PL/2026/04935 - The Shambles, 69 High Street, Heytesbury, Warminster, BA12 0EB - Listed building consent (Alt/Ext) – 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.

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)

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 Heytesbury conservation area.

CONSULTATION RESPONSES

Heytesbury, Imber and Knook Parish Council: no objection

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.

None were 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 supported by a Heritage, Design and Access Statement, together with historic planning documentation, which is sufficient to understand the impact of the proposals on the significance of the heritage asset, when considered in conjunction with the recent planning history and recent investigative works.

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 prominent position on the High Street and hard back of the pavement;
Its architectural style, having features that indicate a comparatively high-status residence;
Its construction in ashlar stone (with rubble side walls) and with a plat band;
Its clay tiled roof with coped verges and two gable end brick chimney stacks;
Its small pane timber sash windows and timber door with elaborate surround;
The decorative metal posts along the front boundary;
Its former social/communal role as a butchers premises.

In so far as it relates to the current application:

The stairside hallway wall is constructed of timber framing and is considered to be of historic interest.

The existing floorboards (in the drawing room) are a mix of historic and new. They are considered to have ‘some interest’.

Internally, it would appear that the drawing room fireplace and hearth are modern, the hallway tiling is modern, the dining room floor is concrete and the apron of concrete screed near the front door. As such, these elements are of no significance.

Door to the bottom of the stairs. This is an older door but likely relocated from elsewhere as it is not shown on the 1980 plan. As such it is of limited interest.

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.

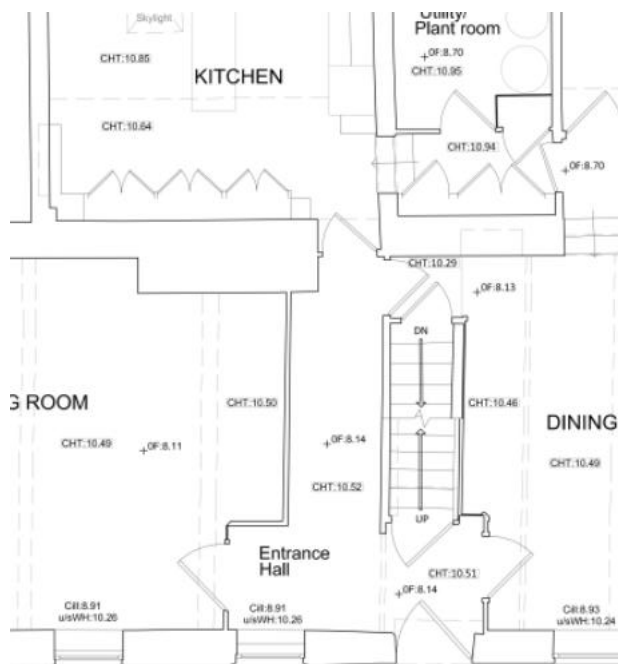
The significance of a heritage asset is not static; it is shaped by its architectural, historic, and communal values, and by how these are experienced in context. Therefore, any intervention must be considered in light of the asset's identified significance, with attention given to both potential harm 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.

'To improve the existing entrance Hall/corridor it is proposed to insert a pair of glazed doors to an existing modern partition - the latter having been determined as plywood sheathing to timber studs (the wall is also not manifest in drawings from submission in 1980).

To the Drawing Room side of the existing partition faux panelling will be removed and replaced with plasterboard and skim to provide improved fire resistance. The new lining will be set to the existing cornice line and skirting/joinery reinstated. The existing door will be blocked in materials to match existing.

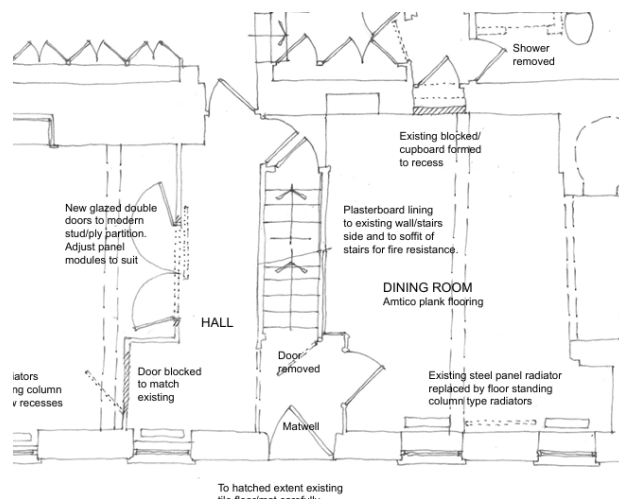
It is also proposed to remove the door from the foot of the stairs rising to the first floor. The existing tile flooring is to be carefully removed and reinstated in new tiles (image of tiling as proposed included in Photographs appendix).



AN

Existing

Proposed



Officer assessment

Post pre-application, the agent and owner have established that the hall/drawing room wall is modern. As such, the insertion of glazed doors would not impact on historic fabric. Joinery details have not been provided and as such will be conditioned.

In respect of the door to be blocked, this is clearly set within a modern partition. The door itself is not of special interest.

Regarding the door at the foot of the stairs, this is an older door, however, it is not shown on the 1980s plans so is possibly recycled.

'The Drawing Room fireplace is to be improved with fire brick lining and natural stone fire surround/hearth (image as proposed included in Photographs appendix) with fitted book casing to the north and west walls either side of the fireplace (set away from wall and ceiling to preserve existing skirting and cornice). An existing modern steel panel radiator will be replaced by floor standing column type radiators set in the window recesses. The existing mix of historic and modern floor boards will be retained insitu and finished with Amtico plank flooring. It will be necessary to install an external vent to provide combustion air to the proposed woodburning stove with new flue liner and terminal accordingly in accordance with statutory requirements'

Officer assessment

The proposed fitted cupboards, radiator or installation of a flue liner do not require consent. The new cupboards would conceal an arched niche but the 1980 plan evidences that this is a former infilled doorway (as witnessed at site). As such, there is no objection to it being covered over. In respect of the proposed alterations to the fireplace hearth and surround, the fireplace and hearth are clearly modern so there is no objection.



Drawing room

It is noted that the proposal is to lay a new floor over the existing. Given the existing floor is a mix of historic and modern floorboards and plyboard, there is no objection provided that the existing floor remains in situ.

'The heating and flooring to the Dining Room will be similarly upgraded and an existing opening to the rear wall blocked to reinstate the original form of the room'.

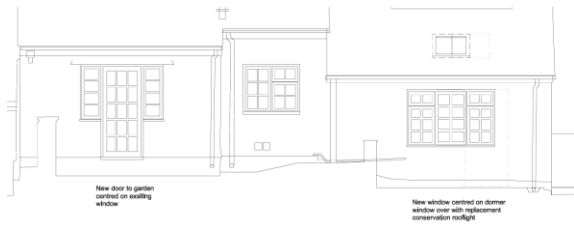
Officer assessment

The new radiators (or replacement ones) do not require consent. In respect of the floor, providing the existing floorboards remain in situ, no objection. Within the dining room (the former shop), the floor is a modern concrete screed. No objection to the blocking of the opening in the rear wall which is clearly a later opening.

'To the rear the shower to the existing cloakroom will be removed and new fittings installed connecting to existing services. To the TV/Snug room a door will be formed as part of the existing window to provide access to the garden. This part of the property appears to be modern construction (comprising metric bricks, insulation blocks and squared timbers – photograph refers).'

Officer assessment

The removal of the shower and new bathroom fittings does not require consent. In respect of the new door from the TV/snug into the garden, this is within a modern wall so there is no objection in principle.



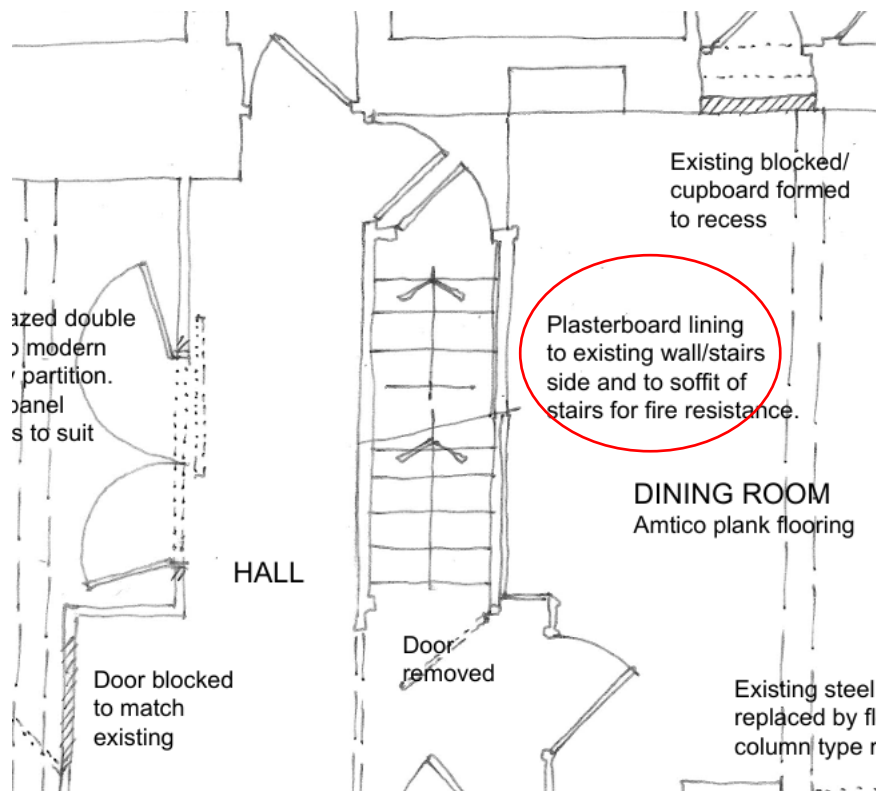
'The existing kitchen fitments will be stripped out with new furniture accordingly. It is proposed to alter the existing window/door combination to a 3 casement window with the door temporarily reused to a former opening in the side/west wall (pending extension to that part of the property for which proposals will follow in due course).'

Officer assessment

The removal and replacement of the existing kitchen units does not require listed building consent. No objection to the conversion of door and windows to a 3-light casement window. The proposal is to re-open a former doorway in the side/west wall. The 1980 plan evidences that there was a doorway in this location previously. The existing kitchen door will be re-used.

'To improve fire resistance it is proposed to provide plasterboard lining to the walls of the Cellar stairs and soffit of the flight rising to first floor. As part of the works the ceiling to the cellar will be upgraded/overboarded with plasterboard to ensure continuity and fire resistance to the Drawing Room and Entrance Hall over'.

Officer assessment



J26001 - PHOTOGRAPHS



Entrance Hall looking south



Entrance Hall looking north

On the basis that the proposed upgrade is to the dining room wall (stairs side), no objection.

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
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(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?	

CONCLUSION

The house has been much altered. Some internal features ie inglenook, masonry stack and ceiling beams, suggest an earlier house refronted in the Georgian period. The house also served as a shop (housed within the dining room area as well as outbuildings). As such, much ground floor fabric has been altered, particularly when the building was converted back to a house in the 1980s. Features such as the cornice in the hallway, and indeed the form of the current hallway, are not original.

The current proposals would result in minor alterations to either modern fabric or fabric not considered to be of significance. As such, the proposals are considered to accord with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990. In respect of the conservation area, the proposals are internal or relate to the rear elevation and as such would preserve the character of the conservation area in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

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. 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:

*Standard 3 years
Approved plans*

That the new rear kitchen window and the snug door and side lights shall be painted timber. Details at a scale of 1:10 including sections should be provided
An elevation drawing, together with brochure details would suffice) shall be submitted
That the existing drawing room floorboards will remain in situ
That the plasterboard lining shall be applied to the dining room side wall (not the hallside stair wall) unless otherwise agreed in writing with the LPA