

Wiltshire Council

Development Management
Economic Development and Planning
County Hall
Bythesea Road
Trowbridge
BA14 8JN

10 September 2026

Dear Sir / Madam,

APPLICATION FOR LISTED BUILDING CONSENT
137 HIGH STREET, MARLBOROUGH SN8 1HN**PLANNING PORTAL REF: PP-15201877**

We are instructed by Clarity Building Consultancy, acting on behalf of James Hay Pension Trustees Ltd, in relation to the above site and are instructed to submit an application for listed building consent for:

Internal and external works including replacement of windows, repairs to roof and external hanging tiles, repairs to internal ceilings and walls, installation of replacement staircase, installation of fire protection measures, installation of internal doors and lighting.

The following information has been submitted via the planning portal (ref: PP-15201877)

- Plans & Elevations (incorporating Schedule of Works) including:
 - Location and Block Plan
 - As Existing Plans, Sections and Elevations Parts 1, 2 & 3
 - As Existing Windows Parts 1 & 2
 - GA - Proposed - Basement & Ground Floor and Section 2
 - GA - Proposed - First & Second Floor and Section 1
 - GA - Proposed - Third Floor & Front Elevation
 - Fire Strategy
- Statement of Heritage Significance (Sept 2026)
- Heritage Statement (15 April 2025)
- Photographic Schedule of Works (Sept 2024)

Validation Requirements re: Design & Access Statement

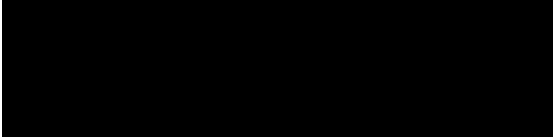
The Council's 'Local Validation Checklist' advises that a Design & Access Statement is required for all applications for Listed Building Consent, the purpose of which is to explain the design principles and concepts that have been applied to the development. In this case, given the nature of the proposed works are principally repair and like-for-like replacement of the existing building features and fabric, the 'design principles and concepts' applied are defined by the existing form and materials of the listed building. Further detail is provided

in the submitted '*Statement of Heritage Significance*' (produced by Squires Planning, Sept 2026) and the submitted '*Heritage Statement*' (produced by OC Architects, 15 April 2025).

We trust therefore that the Council will recognise and accept that a specific Design and Access Statement is not necessary in this case, and is not required for the validation and registration of this application for listed building consent.

I trust you have sufficient information to register the accompanying application, and I look forward to receiving confirmation of the validation/registration of the application in the near future. Should you have any queries or require any further information regarding this application, please do not hesitate to contact me.

Yours faithfully,



Alban Henderson
Planning Director | M.Phil MRTPI

