

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/04006
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	36-41, Hill St Court, Trowbridge, BA14 8LB
DEVELOPMENT DESCRIPTION:	Repair of 1 x front window and remove paint from part of front wall. Following water damage from a failed roof gutter.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The building in question lies behind the largely residential, built-up street frontage within a zone which accommodated commercial and industrial uses historically. The building dates from the early nineteenth century and is listed at grade II as an example of a small brewery, oasthouse and malthouse. The site lies within the historic core of the town and is on the edge and partially inside the designated Trowbridge Conservation Area.

The building is currently subdivided into flats. The conversion included significant remodelling of the building and the majority of the existing openings on the elevation in question are modern insertions which reflect a remaining historic top floor window surround.

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

HILL STREET 1. 5411 (West Side) Malthouse and Oasthouse at rear of Nos 19 and 21 ST 8558 4/291 //

2. Early C19 2 storey small brewery with oasthouse to east and malthouse to west with standard segmental headed windows divided vertically. Brick with stone dressing and dividing quoins. Slate roof to oasthouse, double roman tiles to malthouse.

PROPOSAL

The proposed works are in the nature of repairs including the replacement of a failed stone window surround and maintenance of the existing painted finish and underlying brickwork to the ground floor.

SITE VISIT

29/09/2026 – to verify submitted photos. No additional photos taken as the site is as indicated in the application.

RELEVANT PLANNING HISTORY

Proposal / Summary
ENF/2023/00506 - Unauthorised addition of UVPC porches and windows - Kitcheners Court, Hill Street, Trowbridge, BA14 8LA –

W/09/00028/BLD_L - Satellite dish erected on a Listed Building - 38 Hill Street Court, Hill Street, Trowbridge, Wiltshire, BA14 8LB –
14/07929/FUL - Full planning permission Decision - Approve with Conditions Date: 19/2/2015 – Change of use of buildings from former car showroom/garage (Sui Generis Use) to a depot for storage/sales/MOTcentre and flexible A1-A5 use to ground floor and flexible A2/B1(a) use to first floor. Demolition of concrete portico to forecourt of building an
18/02679/FUL - Full planning permission Decision - Withdrawn Date: 18/6/2018 – Change of Use of buildings from former car showroom/garage (Sui Generis Use) to a depot for the storage, sales and fixing of motor parts and MOT Centre. Alterations and demolition to include demolition of concrete portico to forecourt of building and form
PL/2023/02463 - Full planning permission Decision - Approve with Conditions Date: 22/5/2024 – Change of use from retail (Class E) and garage (sui generis) to a mixed use comprising of ground floor retail and ancillary storage (Class E); 3no. offices (Class E) at first floor; with operational development comprising: rear first floor extension; sedu
PL/2024/09140 - Approval of details reserved by a condition Decision - Approve Date: – Discharge of conditions 5, 7 and 8 of PL/2023/02463 (ecology mitigation and enhancement, drainage strategy and schedule of materials)
PL/2025/05049 - Removal/variation of conditions Decision - Approve with Conditions Date: 14/8/2025 – Removal of condition 1 (time limit for implementation) and variation of condition 2 (approved plans) of PL/2023/02463, and amend conditions 5, 7 and 8 to become compliance conditions
PL/2026/00451 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 27/3/2026 – Replacement of rear window, overhauling of roof, reparation/redecoration of windows/stonework, replacement of render.
PL/2026/00851 - Listed building consent (Alt/Ext) Decision - Withdrawn by Council Date: 7/4/2026 – Repair of 1 x front window and remove paint from part of front wall. Following water damage from a failed roof gutter.
PL/2026/04006 - Listed building consent (Alt/Ext) – Repair of 1 x front window and remove paint from part of front wall. Following water damage from a failed roof gutter.
W/00/01882/FUL - Full planning permission Decision - Refused Date: 17/5/2001 – Entrance gate
W/02/00290/FUL - Full planning permission Decision - Refused Date: 2/5/2002 – Electronic security gate
W/02/00291/LBC - Listed building consent Decision - Approve with Conditions Date: 21/6/2002 – Electronic security gate
W/04/00289/FUL - Full planning permission Decision - Approve with Conditions Date: 12/4/2005 – Alterations to form two additional flats
W/04/00290/LBC - Listed building consent Decision - Approve with Conditions Date: 8/4/2004 – Proposed alterations to form two additional flats
W/04/01209/FUL - Full planning permission Decision - Approve with Conditions Date: 3/10/2005 – Revised proposals to form three additional 1 bed flats
W/04/01210/LBC - Listed building consent Decision - Approve with Conditions Date: 12/5/2005 – Alterations to form three additional 1 bedroom flats

W/06/01712/FUL - Full planning permission Decision - Refused Date: 18/7/2006 – Proposed alteration to form two additional flats in the malthouse
W/06/01713/LBC - Listed building consent Decision - Refused Date: 18/7/2006 – Alterations to form two additional flats in the malthouse
W/06/02552/FUL - Full planning permission Decision - Approve with Conditions Date: 28/12/2006 – Proposed alteration to form 2 additional flats in the malthouse
W/06/02553/LBC - Listed building consent Decision - Approve with Conditions Date: 28/12/2006 – Alterations to form 2 no. additional flats in malthouse
W/07/02324/FUL - Full planning permission Decision - Refused Date: 20/3/2009 – Demolition of existing motor dealership and workshop and redevelopment of site to provide 1 retail unit and 19 residential units including modifications to site access
W/07/02333/CON - Demolition in a conservation area Decision - Refused Date: 20/3/2009 – Demolition of existing motor dealership workshop buildings, covered parking and canopy structure followed by site redevelopment to provide residential and retail mixed use development and modifications to existing access to highway
W/74/00321/HIS - Historic apps 1974 to 1983 Decision - Refused Date: 13/6/1974 – Car showroom, car parking, office accommodation and hotel
W/89/01363/FUL - Full planning permission Decision - Approve with Conditions Date: 19/9/1989 – Demolition of existing walls and storage building, erection of temporary chain link fence, relocation of existing gates, temporary storage of materials in disused garage
W/93/00373/ADV - Consent to display an advertisement Decision - Approved Date: 26/4/1993 – Illuminated and non-illuminated signs
W/95/01158/FUL - Full planning permission Decision - Approved Date: 21/12/1995 – 1.2 metre diameter satellite dish (option B siting)
W/96/00151/FUL - Full planning permission Decision - Withdrawn Date: 19/4/1996 – Change of use from builders merchants to social club/nightclub/public house/restaurants/rollerblade arena/creche and arts centre
W/96/00152/LBC - Listed building consent Decision - Withdrawn Date: 19/4/1996 – Change of use to social club, nightclub, rear staircase, extension to first floor and new doorway to cellar
W/96/00601/FUL - Full planning permission Decision - Approve with Conditions Date: 16/6/1997 – Change of use, alterations, highway works and parking to form social club/nightclub/public house/restaurant/function suite/rollerblade arena/creche/arts centre and take-away
W/96/00602/LBC - Listed building consent Decision - Approve with Conditions Date: 17/7/1997 – Rear staircase, extension to first floor, new external doorways and internal alterations
W/96/00603/LBC - Listed building consent Decision - Approve with Conditions Date: 17/7/1997 – Alterations to form arts centre store and creche
W/97/00525/CON - Demolition in a conservation area Decision - Approved Date: 19/5/1997 – Removal of canopy area
W/97/01184/FUL - Full planning permission Decision - Approve with Conditions Date: 10/11/1997 – Alterations to car park

W/99/00707/FUL - Full planning permission Decision - Approve with Conditions Date: 27/12/2000 – Conversion to 24 flats and use of roller blade arena as warehouse and shop
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W/99/00708/LBC - Listed building consent Decision - Approve with Conditions Date: 27/12/2000 – Conversion, demolition and alteration of existing building to 24 single person starter flats

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 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

Trowbridge Town 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. No representations 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 information supporting the application is very limited. However, the works are straightforward and their impact is easily understood, 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 remaining historic fabric – largely brickwork with many other elements dating from the conversion. Internally, it is understood that the roof structure may be partially historic.

The footprint and form of the building and adjacent oasthouse (not affected within this application).

The evidence it provides of historic former industrial processes within the town.

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 proposed works are largely in the nature of maintenance/repairs:

The window surround to be replaced is clearly failing. The surround is a modern insertion, dating from the conversion and only the failing elements are to be replaced to match the existing. The special interest of the building will therefore be maintained.

Proposed works to the brickwork are limited – including replacement of a modest number of damaged bricks to match, bedded in lime mortar, repointing as required and brushing off all flaking and loose paint ready for repainting. The area is currently painted and the works will maintain the current situation and special interest of the building. It is currently unclear if the intention is to repaint the building but the current paint (which is a modern finish) will not be completely removed and making good and repainting as existing will not cause further harm to the building.

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):

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 proposed works comprise limited maintenance/repair and will have no effect on the significance of the heritage asset(s). 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: approved

Standard timescale

Plans list

Any repainting to be carried out to match adjacent areas.

Location plan

Cover letter dated 1st August 2026

Photo – north elevation indicting location of damaged window to be repaired

Photo – north elevation indicating painted area where flaking/loose paint is to be removed

Photo of Window indicating elements to be replaced like for like

Informative clarifying scope only allows hand scraping and brushing.