



Verity Giles-Franklin
Wiltshire Council
County Hall
Bythesea Road
Trowbridge, Wiltshire
BA14 8JN

Our Ref: L01601970
29 September 2026

Dear Verity Giles-Franklin

**Arrangements for Handling Heritage Applications Direction 2021 & T&CP
(Development Management Procedure) (England) Order 2015 & Planning (Listed
Buildings & Conservation Areas) Regulations 1990**

**3 Fore Street, Trowbridge, BA14 8HY
Application No. PL/2025/09597 & PL/2025/09565**

Thank you for your letters of 09 September 2026 regarding further information on the above applications for listed building consent and planning permission. On the basis of this information, we offer the following advice.

Historic England Advice

Thank you for re-consulting Historic England on the proposed conversion of 3 Fore Street.

We note that the heritage statement has been revised and the existing and proposed plans resubmitted.

However, our previous concerns remain, and we refer you to our previous advice letters dated 8 January 2026, 5 March 2026, 25 August 2026.

We do not consider that a sufficient level of detail has been provided within the submitted drawings and documentation to enable a robust assessment of the potential impacts of the scheme on the building's significance.

As stated previously we would strongly encourage a more detailed survey of the building fabric to inform a conservation-led approach to the proposals that would better reveal the significance of 3 Fore Street, a grade-II* listed building.



Historic England has produced much guidance to support owners in the reuse of historic buildings, which we have previously shared, but would again highlight the following as particularly useful:

[HEAG023 Making Changes to Heritage Assets - Historic England Advice Note 2 \(HEAN2\)](#)

[Installing New Services | Historic England](#)

[HEAG321 Adapting Historic Buildings for Energy and Carbon Efficiency](#)

[Modifying Historic Windows as Part of Retrofitting Energy Saving Measures | Historic England](#)

[Upgrading Thermal Elements: Installing Insulation | Historic England](#)

In summary, whilst we are supportive of the principle of residential conversion of 3 Fore Street and its potential to secure a use consistent with its conservation, the generic approach of the proposed scheme does not provide assurances that harm to the building's significance has been avoided or minimised (NPPF, paragraph HE4: 1). The overall lack of detail and clarity means that clear and convincing justification for the proposals in heritage terms has not therefore been provided (NPPF, paragraph HE4: 2).

Your local planning authority would therefore be justified in refusing the application on these grounds.

If your local planning authority is minded to grant consent, please regard this letter as a formal objection.

Recommendation

Historic England recommends that in determining these applications your Council should weigh the harm which the proposed development would cause to the significance of 3 Fore Street against such public benefits as the development may procure. In doing so, it should give great weight to the conservation of 3 Fore Street designated heritage asset/s.

If there are any material changes to the proposals please contact us. If you propose to determine the applications in their current form, please inform us of the date of the committee and send us a copy of your report at the earliest opportunity. Please also advise us of the decision in due course.



Yours sincerely

Lucy Foster

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cc. Helen Garside, Principal Conservation Officer

Enclosure: Checklist for notification to the Planning Casework Unit

CHECKLIST OF INFORMATION FOR NOTIFICATION TO THE SECRETARY OF STATE (PLANNING CASEWORK UNIT)

Arrangements for Handling Heritage Applications Direction 2021 & T&CP (Development Management Procedure) (England) Order 2015

If you are required to notify the Planning Casework Unit of this application, it will help to save time if you include the following documents:

- Copy of the application
- List of the drawing numbers
- Copy of the list description(s)
- Recent photographs if available
- Copy of the advertisement
- Copies of any representations received
- Statement explaining the extent to which the local authority has taken on board the advice and recommendations from Historic England and other consultees
- Confirmation of any amendments made to the application subsequent to initial notification to Historic England
- Explanation of why the local authority is disposed to grant consent, including copies of committee report(s) and minutes, where relevant
- List of proposed conditions