



Gemma Thorp
Wiltshire Council
COUNTY HALL
BYTHESEA ROAD
TROWBRIDGE
BA14 8JN

Our Ref: L10004832
01 October 2026

Dear Gemma Thorp

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

**Ivy House, 2, PRIORY STREET, CORSHAM, SN13 0AR
Application No. PL/2026/05806 & PL/2026/05488**

Thank you for your letters of 14 September 2026 regarding the above applications for listed building consent and planning permission. On the basis of the information available to date, we offer the following advice.

Summary

Ivy House is an important example of an evolved 18th century house. Part of the proposed works concern the rendering of the south elevation of the former service wing and the proposal for incised lines to create the appearance of ashlar blockwork. This will have a harmful impact on the legibility of the evolution of the house and an understanding of the hierarchy of its architecture. Clear and convincing justification for this change has not been provided, and further detail is needed to understand the rationale behind the proposed works.

Advice

Summary of proposals

The proposed works include the conversion of the existing wood store to a boot room, and the rendering of the rubble stone south elevation of the 19th century former service range to the north of the principal house.

Significance

OFFICE 2.9, RUNWAY EAST, 1 VICTORIA STREET, BRISTOL, BS1 6AA

For information about our use of your personal data please visit: <https://historicengland.org.uk/terms/privacy/>
Historic England is subject to the Freedom of Information Act (2000) and Environmental Information Regulations (2004).
Any information held by us may therefore become publicly available.
<https://www.historicengland.org.uk/>



Dating originally from the early 18th century, Ivy House is a picturesque amalgam of architectural styles. The principal block is of baroque character, with large sash windows and a two-storey centre piece with pilasters and pediment. A later Georgian wing was added to the north, again in ashlar but of a more pared back, simple form. Further north again is an early 19th century rubble stone wing with ashlar quoins, with a lower, modest service wing to the west. This was altered in the 20th century and connected through to the early 19th century stables to the north.

The significance of Ivy House is recognised in its status as a grade II* listed building of more than special architectural and historic interest, a status afforded to only about 6% of listed buildings nationally. The associated and adjacent stable building is listed separately at Grade II. Ivy House is within the Corsham Conservation Area.

Impact of the proposed works

The proposed repair of the rubble stone walling of the former service wing with an appropriate lime mortar is welcomed.

The proposals also include the rendering of the entrance elevation and incising the render to create an inauthentic appearance of ashlar blockwork to mimic that of the principal house. This elevated change in the perceived architectural status of the range will blur the reading of the evolution of the building, having a harmful impact on its significance.

Position

Historic England's concerns relate to the proposed change in the architectural character of the south elevation of the former service wing.

The Design and Access Statement submitted with the application recognises that the rubble stone construction of this range is typical of secondary elevations of 18th century houses, with ashlar reserved for the principal elevations for reasons of cost and status. It goes on to state that 'it holds evidential value as a legible example of vernacular walling technique and forms part of the wider historic fabric of the house'. The significance of the materiality of the elevation is therefore recognised, and we are unclear of the rationale behind the proposed inauthentic change in the architectural character of this elevation. This range is a later, subsidiary addition and should be read as such in the understanding of the significance of Ivy House.

Whilst we support the lime mortar repairs to the rubble stone wall, we have concerns with the rendering of this elevation and the proposal for incised lines to create the appearance of ashlar blockwork. If there is evidence for this elevation being rendered,



then we would not be adverse to the proposals but as a plain rendered finish.

Further information is needed to provide clear and convincing justification for the proposed render (NPPF, paragraph HE4:2).

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 Ivy House against such public benefits as the development may procure. In doing so, it should give great weight to the conservation of the designated heritage assets.

If there are any material changes to the proposals beyond those we have suggested, 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

Job Title: Assistant Inspector of Historic Buildings & Areas

Email: Lucy.Foster@HistoricEngland.org.uk

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