

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03709
APPLICATION TYPE:	Listed Building Consent
SITE ADDRESS:	95 High Street, Cricklade, Swindon, SN6 6DF
DESCRIPTION:	Rear extension and internal and external alterations
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The description of development was amended on 2 July 2026 for precision; the application was publicised by site notice under the amended description. The application seeks Listed Building Consent for a rear extension and internal and external alterations. These works would facilitate the subdivision of the building into a dwellinghouse and shop.

The proposed rear extension has two-storeys and replaces an existing single-storey extension. It would have a GRP fibreglass flat roof, render walls to match the existing building, and a timber casement window. It would measure approx. 1.65m wide, 3m deep, 4.5m height. It provides a first-floor bathroom and back door lobby area at ground floor.

Internal alterations include reconfiguration and installation of partitions to facilitate the proposed mixed use, installation of kitchen facilities and alterations to solid wall openings. The external alterations include blocking up a first-floor side elevation window, altering a ground-floor side elevation door to a timber casement window, and alterations to rear elevation through insertion of timber bifolding doors.

Planning permission is sought concurrently under reference PL/2026/03317.

SITE DESCRIPTION

The application site is a Grade II listed building, a two-storey shop known as 95 High Street [NHLE: 1356071]. Its front elevation has walls of render, a dual-pitched tiled roof, a ground floor boarded door with five-light fanlight and 20th century projecting shopfront, and first floor two-light casement windows. Its setting is characterised by the commercial townscape on the high street. It is in the settlement boundary of Cricklade. Relevant designations and constraints include its designation as a Grade II listed building, other nearby listed buildings, the Cricklade Conservation Area, the North Meadow SAC 4.2km recreational buffer.

PLANNING HISTORY

PL/2026/03709 - Rear extension and internal and external alterations (UNDER CONSIDERATION)

PL/2025/08983 - Change of Use from Financial Office (Class E) to Dwellinghouse (Class C3); rear extension and associated works (WITHDRAWN BY THE APPLICANT 13/04/2026).

PL/2025/09154 (LBC) – Rear extension and associated works (WITHDRAWN BY THE APPLICANT 13/04/2026).

20/08287/FUL - Proposed change of use from Financial Office (Class E) to a retail unit (Class E) and a 3 bedroom dwellinghouse (Class C3), erection of rear extension and associated works (APPROVED WITH CONDITIONS 20/01/2021).

- Identified harm to significance of heritage assets, but concluded public benefits justified and outweighed the harm.

20/08712/LBC - Proposed change of use from Financial Office (Class E) to a retail unit (Class E) and a 3 bedroom dwellinghouse (Class C3), erection of rear extension and associated works including the insertion and removal of internal partitions the creation of new openings including doors and bi-fold doors, the installation of new bathrooms and associated services and replacement roof lights (APPROVED WITH CONDITIONS 20/01/2021).

- Identified harm to significance of heritage assets, but concluded public benefits justified and outweighed the harm.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)

Saved policies of the North Wiltshire Local Plan 2011 (NWLP)

Cricklade Neighbourhood Plan – Made March 2018 (CNP)

- Policy H3: Design of New Housing

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Wiltshire Design Guide SPD (WDG)

Cricklade Conservation Area Statement 1999

Historic England Guidance:

- Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2 (GPA2)
- The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) (GPA3)
- Making Changes to Heritage Assets. Historic England Advice Note 2. (HEAN2)
- Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 (HEAN12)

CONSULTATION RESPONSES

The following consultees and interested parties were invited to comment on the application:

Cricklade Town Council – No objection (09/07/2026).

Wiltshire Council's Conservation Team – Comment, raising no objection, recognising that the proposal is a resubmission of an approved scheme, that the internal alterations represent a minor benefit, that the extension and external alterations are as previously approved and acceptable, that the ground floor shop would be preserved, that the effect on significance is neutral (05/08/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, an advert was published in the Wiltshire Gazette & Herald on 25 June 2026, and a site notice was displayed on 9 July 2026. No letters of representation were made by members of the public.

ASSESSMENT

S7 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires applications for listed building consent for any works of demolition, alteration or extension to a listed building in any manner which would affect its character as a building of special architectural or historic interest.

S16(2) of the same act places a duty on the local planning authority, when considering whether to grant listed building consent for any works, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

95 High Street is a Grade II listed building, the significance and special interest of which primarily comprises its architectural and historic interest as an 18th century shop and dwelling (presently solely a shop).

No.95 forms part of a row of four; No.92 is a 17th century painted limestone rubble house [NHLE: 1023119], No.93 a mid-18th century limestone rubble house with render plat band and stone slate roof [1356070], and No.94 a circa 1840 incised render house [1023120]. Their undulating roof heights and mix of vernacular and polite architectural traditions creates an attractive townscape feature, from which they derive group value.

Of the group of four, No.95 is the only one in Character Area 3 (High Street Centre) of the Cricklade Conservation Area (CCA). The published statement¹ describes, among other things, that its commercial and retail uses with residential upper levels and its mixture of mainly 17th and 18th century buildings are significant features.

It is a duty under S72(1) of the PLBCA to pay special attention to the desirability of preserving or enhancing the character or appearance of the CCA, which can partly be discerned from its

¹ Cricklade Conservation Area Statement 1999, p.20.

statutorily protected buildings and features, its townscape features, its valuable open space and water, and its significant foliage.

In determining the approved scheme in 2020², the LPA identified harm to the significance of the listed building but concluded that it would secure public benefits sufficient to clearly and convincingly justify the harm and outweigh it.

Commenting on this scheme, Wiltshire Council's Conservation Officer (CO) raised no objection. In particular, they advised that:

The recent planning and listed building consent in 2020 approved the preservation of the shop to the ground floor with three rooms to the shop use with store behind the chimney stack and an office at the rear separated by a stud partition.

The 2020 residential accommodation was separated by a corridor from the side entrance to access the rear living room and kitchen in the rear extension. The building has two staircases, to the upper floor, from the side corridor adjoining the lobby to the front door and a steep newel staircase to the rear living room.

The internal alterations are effectively as previously approved for a shop and living accommodation. The proposal reinstates the ground floor plan form with the internal connected rooms.

The other physical works to the ground and first floor are as approved in 2020 and are acceptable. This includes the bi fold door to the rear extension. To the first floor a small extension is proposed which would accommodate a bathroom above the side passage. This addition would have a new casement window.

The internal alterations are therefore considered to have a neutral impact on fabric and a minor benefit to plan form and the significance of the listed building.

The proposals preserve the shop to the ground floor and shop front sharing the front door and lobby with separate doors of the lobby to the shop area and residential accommodation.

The proposals have been previously approved in 2020 but not implemented. The impact on the significance of the listed buildings is neutral.

Since the approved scheme in 2020, the LPA has adopted the Wiltshire Design Guide SPD (WDG) in 2024 to support the delivery of Core Policy 57 of the Wiltshire Core Strategy (WCS).

Although development plan policies and supplementary guidance are not determinative in applications for Listed Building Consent, it offers relevant guidance in assessing design quality of extensions to buildings.

² 20/08287/FUL and 20/08712/LBC.

Appendix D of the WDG discourages flat roof forms on extensions to buildings, particular those greater than single-storey, advising that they should respect horizontal elements of the building, such as eaves, when they are appropriate.

The proposed rear extension would have the effect that the WDG seeks to discourage. However, the CO does not identify harm, and the planning history suggests a flat roof in this location could integrate satisfactorily into its surroundings. The rear elevation is less sensitive to change; the junction detail provides confidence that the roof can be incorporated to a high standard. The visual impact would be discrete in context, and the extension would otherwise be detailed with appropriate walling materials and fenestration details to integrate into the townscape.

The CO considers that the internal and external alterations are acceptable. In particular, they advise the internal alterations would better reveal the historic plan form. The LPA has no reason to disagree with their advice.

Although the works facilitate a considerable reduction in floor space for the shop, an appropriate amount of shop floor would be retained in a way which would sustain the contribution this makes to the significance of the listed building and the character of the CCA.

No objections were raised by the Town Council or CO. Conditions have been recommended where necessary to ensure control over delivery of the works and design to a high standard.

HERITAGE BALANCE AND CONCLUSION

The effect of the proposed works on the character of the building as a building of special architectural and historic interest would be acceptable. Subject to the recommended conditions, the works would not harm the significance of the listed buildings, thereby preserving them, their settings and important features, to which special regard has been had in exercise of S16(2) of the PLBCA. Furthermore, it would not harm the character or appearance of the CCA in which they are located, and to which its preservation and enhancement have been paid special attention in exercise of S72(1) of the PLBCA. Furthermore, and although not determinative, it would not conflict with the provisions of the development plan. The application should therefore be supported.

RECOMMENDATION

That Listed Building Consent be GRANTED subject to the following conditions:

Conditions:

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The works hereby permitted shall be carried out in accordance with the following approved plans and documents:

Application Form. Materials. Received 25 May 2026.
Site Location Plan. 5950 03. Received 25 May 2026.
Proposed Floor Plans. 5950 50. Received 25 May 2026.
Proposed Elevations. 5950 51. Received 25 May 2026.
Proposed Block Plan. 5950 52. Received 25 May 2026.
Roof Junction. 5950 150. Received 10 August 2026.
Proposed Services. 5950 151. Received 10 August 2026.

REASON: For the avoidance of doubt and in the interests of proper planning.