

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/02899
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Norton Manor, Norton, Malmesbury, SN16 0JN
DEVELOPMENT DESCRIPTION:	Internal alterations to remove a wall in a room off the kitchen to open up space and open up original fire place
RECOMMENDATION:	

SITE DESCRIPTION/CONTEXT

Norton Manor is an early 17th century Manor House with a 1623 south addition. The house was reordered in the 1850's and extended in 1901 and 1925. It is two storey T Shaped Plan to the early 17th century range and addition. It was built in coursed rubble with flush rusticated dressed stone quoins. The south porch and details including window surrounds, stacks and coping are in ashlar. The hipped and gabled roof is clad in stone slate.

The house is orientated facing south set back from the road of about 35 m. It has 5 bays with window openings regularised in the 19th century to 3 and 4 light ovolo mullions with small pane glazing, hoodmoulds an flush strainer arches.

The property has a central two storey gabled porch with Roman Doric Columns to ground floor and Ionic above, both with moulded cornices. Three light ovolo moulded mullion to parvise with ball finial gable apex. Plank door to inner doorway. Internally the staircases is 1850's in a Jacobean style. There is also 17th century panelling to drawing room inserted in 1901 and a fine chimney piece in Dining room with detached columns and lotus capital.

The Manor House is located to the north west edge of Norton which is a loose knit hamlet around Church Lane and the All-Saints Church about 100 m to the south east of the Manor House.

PROPOSAL

Internal alterations to remove a wall in a room off the kitchen to open up space and open up original fire place

RELEVANT PLANNING HISTORY

Proposal / Summary
N/00/02422/LBC - Listed building consent Decision - Approve with Conditions Date: 22/2/2001 – REMOVAL OF REAR PORCH AND INTERNAL ALTERATIONS, AMENDMENT TO 99.02938.LBC
N/99/02938/LBC - Listed building consent Decision - Unknown Date: 20/3/2000 – INTERNAL AND EXTERNAL ALTERATIONS
N/03/01725/LBC - Listed building consent Decision - Appeal Allowed Date: 18/8/2003 – ALTERATIONS TO FORMER FARM BUILDINGS AND ATTACHED BOUNDARY WALLS

N/01/02256/LBDC - Listed building consent Decision - Approve with Conditions Date: 4/4/2002 – DISCHARGE OF CONDITION 2 IN RESPECT OF 99.02938.LBC - PLUMBING
N/98/00271/FUL - Full planning permission Decision - Unknown Date: 1/4/1998 – CREATION OF TENNIS COURT AND FENCE HARDSTANDING
N/02/01208/LBC - Listed building consent Decision - Approve with Conditions Date: 23/7/2002 – RE-COVERING OF ROOFS WITH MATERIAL COTSWOLD STONE TILES
13/04809/LBC - Listed building consent Decision - Approve with Conditions Date: 26/11/2013 – Internal Repairs/Renovation Following Fire and Smoke Damage
N/03/01783/FUL - Full planning permission Decision - Approve with Conditions Date: 20/8/2003 – NEW TENNIS COURT AND FORMATION OF CHANGING ROOM, COVERED SEATING AREA AND OPEN LOGGIA OUT OF OLD OUTBUILDING
N/92/01684/DOC - Approval of details reserved by a condition Decision - Approved Date: 1/10/1992 – DISCHARGE OF CONDITION NUMBERS 12 AND 13 RELATING TO N/91/2273/F - DETAILS OF TREE PROTECTION AND LOCATION OF TRENCHES AND PIPES TREE PROTECTION/TRENCH SITING
ENQ/2025/00665 - PD Enquiries Decision - LBC Required Date: 14/5/2025 – Removal of internal wall in Listed Building
N/91/00720/LBC - Listed building consent Decision - Approved Date: 22/7/1991 – REFURBISHMENT OF REDUNDANT FARM BUILDINGS TO FORM 4 NO RESIDENTIAL UNITS INCLUDING PART DEMOLITION
N/91/00721/FUL - Full planning permission Decision - Approved Date: 22/7/1991 – CHANGE OF USE AND CONVERSION OF BARNS TO 4 NO RESIDENTIAL UNITS
N/91/02273/FUL - Full planning permission Decision - Approved Date: 13/1/1992 – CONVERSION OF BARN TO RESIDENTIAL
N/91/02274/LBC - Listed building consent Decision - Approved Date: 13/1/1992 – CONVERT BARN TO RESIDENTIAL
N/92/01853/LBC - Listed building consent Decision - Refused Date: 23/11/1992 – VARIATION OF CONDITION NO 5 RELATING TO N/91/2274/LB - COLOUR OF EXTERNAL JOINERY COLOUR OF EXTERNAL JOINERY
PL/2026/02899 - Householder planning permission – Internal alterations to remove a wall in a room off the kitchen to open up space and open up original fire place

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.

Chapter 5 of the NPPF sets out policies for *Meeting the challenge of climate change* and gives substantial weight to the benefits of improving the energy efficiency of existing buildings and/or drawing energy from district heat networks, renewable and low carbon sources (including through the installation of heat pumps and solar panels where these do not already benefit from permitted development rights).

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 Environment *Good Practice Planning Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment* (2015)
- Historic Environment *Good Practice Planning Advice Note 3 – The Setting of Heritage Assets 2nd edition* (2017)
- Historic England *Advice Note 2 – Making changes to Heritage Assets* (2025)
- Historic England *Advice Note 18 – Adapting Historic Buildings for Energy and Carbon Efficiency* (2026)
- *Traditional Windows: their care, repair and upgrading* (2017)

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

Historic England standard response to consultation 20th July 2026.

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers.

It is not necessary to consult us on this application again, unless there are material changes to the proposals.

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 during the consultation period. In accordance with the provisions of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, only matters relevant to the consideration of the building's special architectural or historic interest have been taken into account in the assessment of this Listed Building Consent application.

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 a Site Location Plans, Existing and Proposed Floor Plan, Design and Access Statement.

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 architectural and historic interest including architectural style, form, layout and architectural expression/detailing and use of local design approaches and materials which have significant interest

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 proposals are for the removal of an existing stud partition wall between an old 'laundry' room, and a downstairs toilet to reinstate the original room plan and fireplace.

The original room plan was subdivided by a partition wall to form a small toilet off the utility room in the mid-20th century.

The original room included a fireplace that was blocked when this end of the room was converted to a toilet.

The new fireplace surround will be created out of local limestone stone to match the existing fire surrounds in the Manor a photograph of the simple limestone surround has been provided and will allow the reopening of the chimney that was blocked off when the room was converted.

It is considered that the proposals are minor but will make a positive contribution with the reinstatement of the original room plan and fireplace feature and will enable the room to be used as an extension to the kitchen area assisting in the continued domestic use of the building.

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 impact of the proposals on heritage assets will have a minor benefit effect on the significance of the heritage asset by reinstating the room plan and reopening the fireplace with new surround.

A photograph showing an example of the appearance and details of the new stone fireplace has been submitted which will preserve the internal appearance and character of the reinstated room plan, appearance and character.

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.

RECOMMENDATION:

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

WA5 LISTED BUILDING CONSENT -COMMENCEMENT 3 YEARS

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.

Plans List conditions.