

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/03598
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	4 The Green, Marlborough, SN8 1AL
DEVELOPMENT DESCRIPTION:	Removal of plastic based paint (Santex) and renew lime render. Addition of weather bars above the windows on South facing 1st and 2nd floor windows.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

No.4 The Green is a grade II listed building dating from the 16th century. Listed as part of a row of three buildings, all of which consist of two storeys with attic and basement levels. They date from the 16th – 17th centuries and whilst have had some alteration, survive as traditional timber-framed buildings, with traditional tiled roofs and plastered elevations.

The row faces The Green, a key green area within the Marlborough Conservation Area that has buildings on all 4 sides, most of which are grade II listed and positively contribute to the character and appearance of the area. Historic map evidence suggests that the Herd Street elevation i.e. from the front door extending north, was a separate building, which has become subsumed into the building fronting the Green to become one larger dwelling.

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

C16-17. Two storey and attic. Timber frame plastered, to Nos. 2 and 3, which have oversailing upper part supported on carved brackets. No. 4 has single gable to The Green, and ground floor colour washed brick, upper part of gable rendered, and Herd Street front tile hung. Old tile roof. Nos. 2 and 3 have three dormer casements with tile hung cheeks and gables, two three-light C18 casements flanking central similar two-light on first floor. On ground floor, two doors with plain frames, in corners, and two two-light C18 casements, all under small tiled pent roof. No. 4 which forms a part of the same block has an attic sash window, three-light first floor casement, and modern bay window on ground floor. Herd Street front has neo-Georgian windows and door.

PROPOSAL

Removal of plastic based paint (Santex) and renew lime render. Addition of weather bars above the windows on South facing 1st and 2nd floor windows.

RELEVANT PLANNING HISTORY

Proposal / Summary
K/32802 - Full planning permission Decision - Refused Date: 9/1/1997 – The conversion of builders storage building to a house, and provision of parking space to neighbouring house.

K/37909/L - Listed building consent Decision - Approve with Conditions Date: 27/9/1999 – External alterations to kitchen. New balustrade to roof. New wall & gate to courtyard.
PL/2025/03936 - Listed building consent (Alt/Ext) Decision - Withdrawn by Applicant Date: 30/5/2025 – Removal of internal wall between kitchen and dining room Repair/restoration of external windows
PL/2025/06786 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 28/11/2025 – Removal of internal wall between kitchen and dining room, Repair/restoration of external windows

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 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)

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

Marlborough 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.

Below is a summary of the representations 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.

No third-party representations have been 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 following has been provided:

- Heritage Statement
- Design and Access Statement
- Method Statement

The above documents are limited in information to some extent, however considering the area of painted render which is the subject of the application, the information is adequate in this instance.

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 the building’s architectural qualities, timber framed construction and vernacular materials, and internal historic features such as exposed timber beams, lath and plaster ceilings and staircase. The plan form is reflective of the more informal construction of the vernacular building, room size dictated by the size of available timbers when it was built. The Herd Street elevation is a later part of the building, hence the brick construction and masonry internal walls.

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 application is for the removal of plastic-based paint in the first instance. This is an inappropriate paint type for listed and traditionally constructed buildings, as it often causes damp issues within the building. This is a known issue and is well documented. Remedial action can only be in the form of removing the paint in its entirety and repainting with a breathable paint or lime wash. Applying any other type of paint on top of a plastic-based paint is unlikely to be successful, and will not address the damp issues experienced.

The intention is to then repaint the render using an appropriate, breathable paint.

Therefore there are no concerns over the removal of the existing paint finish, as its removal and replacement should have a positive impact on the breathability of the building, thereby preventing any or further deterioration of fabric.

Once the paint is removed, the type and condition of the render underneath can be inspected. If the condition is poor (which is suspected due to the external appearance of the elevation), and/or if the render is discovered to be cementitious-based, the render will also be removed and replaced with a lime render. No details of this have been provided, although as this is only proposed if required upon inspection after the paint removal, this information could be provided via condition.

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):

N/A

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 the fabric of the listed building will be positive by removing an inappropriate and damaging paint type from the gable elevation. Its replacement with a breathable paint is in the best interests of the building and its fabric to improve breathability and prevent any/further deterioration of fabric.

If the render is cracked and beyond repair, and/or cementitious based, its replacement with lime will also be positive for the building and its fabric.

RECOMMENDATION:

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

- Time limit
- Plan refs