

Wiltshire Council Planning Consultation Response

24 July 2026 11 August 2026

Janice Gooch
Senior Conservation Officer
Wiltshire Council Conservation (Central)

Officer's Name: Audrey Lo
Officer's Title: Senior Planning Officer

Application No: PL/2026/03258 & 03562
Proposed single-storey extension, replacement of windows, and minor internal alterations and improvements.
Ivy Inn, Heddington, Calne, SN11 0PL

Please find following comments in respect of the above application(s).

Recommendations:

☐	No comment
☒	Support in principle subject to amendments to the scheme (as set out below)
☐	Support subject to conditions (as set out below)
☐	Object (for reasons set out below)
☐	No objections

Scope of comments: the following comments relate to the built historic environment.

National Policy and guidance: 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. Sections 16 (LBC) and 66 (PP) require that **special regard** be given to the desirability of preserving or enhancing listed buildings, their settings or any features of special architectural or historic interest which they possess.

The NPPF outlines government policy, including its policy in respect of the historic environment. Section 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 214-16 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 210 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

Chapter 14 of the NPPF addresses the challenge of climate change, flooding and coastal change. Paragraph 167 advises that "Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights). Where the proposals would affect conservation areas, listed buildings or other relevant designated heritage assets, local planning authorities should also apply the policies set out in chapter 16 of this Framework."

National Planning Practice Guidance provides guidance on interpreting the NPPF.

Historic England Advice Note 2 – Making changes to Heritage Assets illustrates the application of policies set out in the NPPF in determining applications for PP and LBC.

Historic England's "Conservation Principles" provides policy and guidance for the "sustainable management of the historic environment". Additional guidance is also 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)

The following points are taken from the Historic England document "The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3" (HE GPA3) that are considered to be particularly relevant:

HE GPA3 Part 1:

"The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset."

"The extent and importance of setting is often expressed by reference to visual considerations. ...views of or from an asset will play an important part..."

"While setting can be mapped in the context of an individual application or proposal, it cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset. This is because the surroundings of a heritage asset will change over time."

"The importance lies in what the setting contributes to the significance of the heritage asset or to the ability to appreciate that significance."

Other HE publications

[Traditional Windows: their care, repair and upgrading](#)

HE GPAs and HEANs [The Planning System | Historic England](#)

Historic England Advice Note 18 – Adapting Historic Buildings for Energy and Carbon Efficiency provides specific advice relevant to development of this nature.

Local Policy: The Council's Core Strategy Policy CP58 '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." It is also required that distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

Wiltshire Council's Core Strategy Policy CP57 '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.

Proposal: The proposed works include a single-storey extension to the rear of the property, total replacement of windows, and minor internal alterations and improvements to increase the function ability of the public house.

Relevant planning history:

- N/96/00253/LBC - ALTERATIONS TO FORM COMMERCIAL KITCHEN AND RELOCATE BEER STORE ALTERATIONS

Issues: impact on the listed building

Information considered/provided: Paragraph 207 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance.

In this case, the applications are accompanied by a “Heritage Design & Access Statement” which provides limited information to understand the impact of the proposals, there are limitations of the information provided, such as no details on the existing windows or the interior of where the proposed new Cellar is to be located. However, it is considered that the requirements of the NPPF have been met.

However, paragraph 208 also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

Significance of assets and contribution of setting (as appropriate): The NPPF defines significance 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 assesses significance in a similar manner, referring to evidential, historic, aesthetic and communal values of a place.

The interest may be architectural, or historic as set out in the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 S 1.

In this case the significance of the building lies largely with its historic fabric and its vernacular form, together within its use as a public house. The rear of the building has been subject to numerous extensions to create additional space required to support the pub as needs and requirements have altered over the years. The main bar space has been subject to similar changes, and this has created a more open space. From the information provided, it is difficult to provide a full assessment of the interior, however, there are limited works proposed to this space as part of this application.

Assessment: The submitted application covers a few areas which are planned to allow the building to continue to operate as a pub, but as community asset. The proposed continued use of the building for its original function is considered to be a heritage benefit, especially considering the extent of pub closers in recent years. Counter to this, there has been an increase in smaller drinking establishments over the last year, rather than larger pubs or gastro pubs. There are additional benefits for community run assets as they can offer additional community spaces and facilities.

To enable the continued use, the following works are proposed:

- Installation of a French drain
The principle of this is acceptable as it will help protect the fabric of the building.
- Relocate Fire Sprinkler Reserve
The principle of this is acceptable as it provides protection of the historic fabric. A condition is recommended to state where the new location is proposed to protect the historic fabric.
- Creation of a New Cellar
The function of the cellar is an important part of a pub, and the proposed relocation will reduce the run of the supply from the kegs, which can reduce waste. The proposed location is within

a more sensitive part of the building and will require the creation of a stud wall with door opening and lining of the walls to allow for the services to be attached. A cleanable floor finish (Altro) is proposed. As they are in a sensitive part of the building, it is recommended that additional details are requested to ensure the long-term protection of the historic fabric.

- **Fire surround to be repointed in Lime**
This is acceptable in principle, though no details have been provided on how the existing pointing will be removed. It is recommended that this is conditioned to allow for the protection of the historic fabric, especially the softer brick.
- **Installation of new log burner & flue**
This is acceptable in principle, though additional details are required to allow for an assessment of the type of flue liner and any cowl/ vent to the chimney.
- **Creation of new internal ramp between the historic fabric and the later additions.**
This is acceptable in principle, but it is unclear how the ramp will be formed, and if this will impact on historic fabric. Whilst this has the potential to cause some harm, there are benefits to allow ease of access to the facilities.
- **Relocate door to Male WC**
This is within a later addition of the building, and therefore the relocation of the door is considered to cause no harm to the fabric or significance of the building and is acceptable.
- **Proposed new extension to improve access, create Female WCs and Accessible WC**
To enable an accessible building there is a reasonable requirement to ensure ease of access and facilities. The proposed extension is to the rear and will infill the corner with a subservient extension. Details of the materials and joinery details are required, but these can be covered by conditions. This is proposed to have a flat roof, and consideration for the design and the connection to the main building is required.
- **Replacement of the flat roof to the kitchen with a pitched roof**
This is considered to improve the appearance of this extension and is acceptable in principle. The proposed insertion of roof lights will provide additional natural light and ventilation, and if flush (conservation) rooflights, these are considered to be acceptable. Details of the external materials are required, but these can be covered by conditions.
- **Replaster Dining Room**
It is unclear why the dining room requires replastering, so further details of justification are required. Details of the existing and proposed plaster finish is required to ensure protection of the fabric.
- **New Extension to form kitchen cold store and store**
The proposed scheme looks to create a large kitchen and storage space with a new extension. The design has been sensitively undertaken to respect the host dwelling. Generally additional extensions on to a listed building which increase the extensions to form a footprint that is larger than the historic core are not supported. However, the gradual increase and the need to support the function of the pub house are considered to balance the proposed harm. Details of the external materials are required, but these can be covered by conditions.
- **Replacement windows**
No details on the existing windows have been provided within the application, such as their age or condition. This would usually result in a recommendation for additional information or refusal due to lack of information. The proposed wholesale of the windows is generally not supported as this can result in a loss of historic fabric, including glass and ironmongery. The limited

information provided does indicate that some are modern replacements as they have opening fanlight windows. Details of the existing joinery details should be provided to ensure that the replacements respond to the existing. A detailed window schedule should be provided to ensure that historic fabric is not being lost. The principle of the replacement to the modern windows (ground floor) with slim-profile double glazed units is acceptable, however further information is required to the first floor before an informed decision can be undertaken. It is recommended that where possible, fanlight windows should be replaced with a traditional, flush casement window which would enhance the appearance of the building.

The proposed scheme makes no reference to the use of the first floor, and this raises concern over the longer-term protection of the space. Clarification of the use should be provided.

Additional Information

Following a review of the above comments, the applicant has provided some additional information and guidance (in italics below) via email:

- Relocate Fire Sprinkler Reserve

The principle of this is acceptable as it provides protection of the historic fabric. A condition is recommended to state where the new location is proposed to protect the historic fabric.

The sprinkler reservoir will remain within that beer cellar area but moved along the wall slightly to the west to avoid the partition.

This is considered to be acceptable.

- Creation of a New Cellar

The function of the cellar is an important part of a pub, and the proposed relocation will reduce the run of the supply from the kegs, which can reduce waste. The proposed location is within a more sensitive part of the building and will require the creation of a stud wall with door opening and lining of the walls to allow for the services to be attached. A cleanable floor finish (Altro) is proposed. As they are in a sensitive part of the building, it is recommended that additional details are requested to ensure the long-term protection of the historic fabric.

I have attached a photo of within the beer cellar. The new wall lining and partition will be an independent dry-lining that will not involve harm to the existing wall fabric. It would be fully reversible if required to be removed in the future. The floor tiling would receive a latex screed to be suitable for the vinyl flooring. No existing floor slab would be removed.



The principle of this is acceptable, and a condition requested to clarify the construction detail to ensure the protection of the historic fabric.

- Fire surround to be repointed in Lime

This is acceptable in principle, though no details have been provided on how the existing pointing will be removed. It is recommended that this is conditioned to allow for the protection of the historic fabric, especially the softer brick.

Agreed.....but the pointing will be removed by hand chisel and not by mechanical means.

Condition required.

- Installation of new log burner & flue

This is acceptable in principle, though additional details are required to allow for an assessment of the type of flue liner and any cowl/ vent to the chimney.

A condition would be appropriate for this.

- Creation of new internal ramp between the historic fabric and the later additions.

This is acceptable in principle, but it is unclear how the ramp will be formed, and if this will impact on historic fabric. Whilst this has the potential to cause some harm, there are benefits to allow ease of access to the facilities.

The ramp would not harm existing fabric...it would be a simple construction of plywood on a sloping framework, with a non-slip vinyl finish, and surface screw-fixed down to the existing floor.

This is considered to be acceptable and reversible whilst allowing safe accessible access. No condition required.

- Replaster Dining Room

It is unclear why the dining room requires replastering, so further details of justification are required. Details of the existing and proposed plaster finish is required to ensure protection of the fabric.

The existing plaster is a modern Gypsum type. It is proposed to use a renovation plaster to improve breathability.

This is fully supported and encouraged.

- Replacement windows

No details on the existing windows have been provided within the application, such as their age or condition. This would usually result in a recommendation for additional information or refusal due to lack of information. The proposed wholesale of the windows is generally not supported as this can result in a loss of historic fabric, including glass and ironmongery. The limited information provided does indicate that some are modern replacements as they have opening fanlight windows. Details of the existing joinery details should be provided to ensure that the replacements respond to the existing. A detailed window schedule should be provided to ensure that historic fabric is not being lost. The principle of the replacement to the modern windows (ground floor) with slim-profile double glazed units is acceptable, however further information is required to the first floor before an informed decision can be undertaken. It is recommended that where possible, fanlight windows should be replaced with a traditional, flush casement window which would enhance the appearance of the building.

The Ivy Committee have decided to undertake like-for-like repairs to the existing windows as they have less funds than originally expected. The Heritage statement has been updated to reflect this revised intention, (copy attached); The application description can be amended to reflect this; The plan ref: 25062-106 has therefore been withdrawn; I have attached a drawing reference 25062-108 to illustrate the typical section

details for the flush-casement joinery of the proposed windows in the new parts of the building, (Kitchen & WCs).

This is acceptable. It is recommended that a condition for the proposed joinery details required for the new windows is applied.

- Use of First Floor

The proposed scheme makes no reference to the use of the first floor, and this raises concern over the longer-term protection of the space. Clarification of the use should be provided.

This area at first floor remains in its current domestic accommodation use for a manager/bar person/chef as necessary.

This is supported.

Summary & conclusion: The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great 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 requires clear and convincing justification.

Following the revised and additional information, the impact of the proposals on heritage assets will be largely positive, the heritage assets will be enhanced, and the requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the applications.