

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/05184
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	28 High Street, Warminster, BA12 9AF
DEVELOPMENT DESCRIPTION:	Refurbishment and redecoration of shopfront, including a new fascia and signage.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT



The application site comprises a two-storey brick building sited hard back of the pavement. Number 28 is listed at grade II. The building is designated for its special architectural and/or historic interest under the Planning (Listed Buildings and Conservation Areas) Act 1990. The list entry¹, for means of identification purposes only, provides the following description:

*'Mid C18, with Nos 28 and 32, from which it breaks forward slightly, and No 34 one of the best groups of buildings in Warminster. 2 storeys. **Plum coloured brick** with old tile roof with eaves and ridge levels similar to Nos 28 and 32. Off ridge chimney. Large central 1st floor Palladian window with outer Doric pilasters and 3/4 engaged Doric columns between lights and entablature over; Gothic central light. Glazing bar sashes **lids a modern shop front in centre of ground floor with plain door to left**'.*

¹ The correct list description, as cited, refers to number 30. However, WC mapping and the red line site plan identify this as number 28.

The site lies within the Warminster conservation area.



PROPOSAL

The works are for the upgrade of the shop front including a new timber stallriser. The application is part retrospective, following a site visit and an enforcement case being opened. The following photo evidences the situation on the 9 October 2026:



From the applicant's Design and Access statement:

'The application is limited to the treatment and appearance of the existing shopfront. The proposal does not involve removal or replacement of the existing shopfront structure, enlargement of the fascia, or alteration of the existing shopfront dimensions or openings'.

The applicant has provided the following AI generated image of the proposed treatment, however, the AI generated image is not entirely accurate (note shopfront in image aligns with LHS of the first floor window, which in reality it does not).



Owner's AI generated image

RELEVANT PLANNING HISTORY

Proposal / Summary
W/03/02105/LBC - 28 High Street, Warminster, Wiltshire, BA12 9AF - Listed building consent Decision - Approve with Conditions Date: 20/1/2004 – Extension of existing doorway
W/03/01438/LBC - 28 High Street, Warminster, Wiltshire, BA12 9AF - Listed building consent Decision - Refused Date: 3/11/2003 – Widening of doorway through removal of part of internal wall
W/81/01231/LBC - 28 High Street, Warminster, Wiltshire, BA12 9AF - Listed building consent Decision - Approved Date: 22/12/1981 – Conversion of shop to Restaurant

W/81/01234/HIS - 28 High Street, Warminster, Wiltshire, BA12 9AF - Historic apps 1974 to 1983 Decision - Approve with Conditions Date: 22/12/1981 – Conversion of shop to Restaurant
W/83/00250/LBC - 28 High Street, Warminster, Wiltshire, BA12 9AF - Listed building consent Decision - Approved Date: 8/5/1983 – Extension to shop with flat above
W/83/00191/FUL - 28 High Street, Warminster, Wiltshire, BA12 9AF - Full planning permission Decision - Approve with Conditions Date: 8/5/1984 – Extension to shop with flat over
19/06321/TCA - Land to the Rear of 28 High Street Warminster Wiltshire BA12 9AF - Work to Trees in a Cons Area Decision - NOOBJECT Date: 23/8/2019 – Fell Groups of Sycamore Trees (G1 - G10), and Fell Laurel (T1)
ENQ/2026/01265 - 28 High Street, Warminster, Wiltshire, BA12 9AF - Public Protection Licence Decision - Comments Made Date: 26/6/2026 – Licensing enquiry
ENQ/2026/01495 - 28 High Street, Warminster, BA12 9AF - PD Enquiries Decision - PP Required Date: 5/8/2026 – Timber fascia sign and a hanging sign to replace the existing restaurant signage
16/04318/PREAPP - Land Rear Of 30 High Street Warminster Wiltshire - Pre-Application enquiry Decision - Pre-App Response Date: 6/7/2016 – 6 new dwellings

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)
- 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. Impact on the Warminster Conservation Area.

CONSULTATION RESPONSES

Warminster Town Council: unable to respond within consultation period

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 comments were 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 applicant has provided a heritage statement. However, 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, in so far as it relates to the current application, lies largely with:

Mellow red brickwork laid in Flemish bond;
The tiled roof with brick chimney stack;
The Palladian window at first floor.

Not of special interest:

The single door (LHS)

The shopfront (although the traditional treatment makes a modest positive contribution to the conservation area).

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 proposed works relate to the existing shopfront which is not of special interest. The proposals would entail the construction of a stallriser which would conceal the current brickwork below the window, together with the new pilaster which would frame the shopfront window. The shopfront would be repainted and there would be new signage (flat with the fascia).

The proposed treatment is traditional in character and considered appropriate to the character of the building as well as the conservation area. The introduction of a timber stallriser and pilaster would represent an enhancement to the current shop window.

As such, the proposals would enhance number 28 High Street, the neighbouring listed buildings and the Warminster conservation area.

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?	

CONCLUSION

The proposals are modest works to the fascia, shopfront and stallriser. The existing window has simply been repaired. The proposed alterations are not considered to affect fabric of significance. The proposed treatment is historic in character and appropriate for the context. As such, the proposals are considered to enhance the appearance of the listed building and the setting of the neighbouring listed buildings. The works are considered to enhance the character of this part of the Warminster conservation area.

As such, the proposals are considered to be in accordance with Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 20 of the NPPF and core policies 57 and 58 of the Wiltshire Core Strategy.

RECOMMENDATION:

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

3 years

Approved plans