APPLICATION FOR LISTED BUILDING CONSENT
OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/05435
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	49 Southbroom Road, Devizes, SN10 5BN
DEVELOPMENT DESCRIPTION:	Replace the existing front door. Replace the existing rear door.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The application site comprises a two-storey brick-built house known as 49 Southbroom Road, which is a Grade II listed building, located within the settlement of Devizes. The building is designated for its special architectural and/or historic interest under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The site lies within Devizes Conservation Area, and within the setting of several Grade II listed buildings, and is group listed with No. 47 which form the terrace.

The building exhibits hand-made, red brick (Flemish Bond) walls under a shallow pitched roof with timber sash windows and retains features of special interest that contribute to its heritage significance. The focus of this application is the front entrance door, within is a modern, softwood simple four panel door with no decorative elements, and the rear door is a modern glazed door. The doors between No.43 – 49 are the same style, detail, colour, ironmongery, and appear to be of the same age.

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

> *Pair of early to mid C19 cottages. Two storeys red brick. Gable end slate roof. One window each, recessed, sash, later glazing, flat brick arches, stucco keystones and block sills. Recessed doors of four moulded panels.*
> *Nos 47 to 57 (odd) form a group.*

PROPOSAL

The proposed scheme seeks to replace the existing front and rear doors, including the frames and associated ironmongery. The existing doors and frames are constructed from softwood, and it is proposed to replace them with hardwood to provide greater durability and longevity. The design of the front door will be replicated on a like-for-like basis, thereby retaining its contribution to the character and appearance of the property. The existing glazed rear door will be replaced with a simpler design that reflects the form and detailing of the front door, resulting in a more cohesive appearance that is considered better aligned with the character of the building.

RELEVANT PLANNING HISTORY

Proposal / Summary
K/75/0007.LB - 45-51 Southbroom Road, Devizes - Unknown Decision - Approved Date: 4/6/1975 – Alterations

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.

CONSULTATION RESPONSES

Devizes Town Council raised no objection to the proposed works.
Trust for Devizes raised no objection to the proposed works.

No other comments were received.

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.

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 application was submitted with a Heritage Statement and Existing Joinery Condition report, which is considered to comply with the requirements of the NPPF.

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 age of the building, being of a simple workers cottage dating from the early C19. The exterior retains its simple character and appearance and contributes to the character of the conservation area. The front and rear doors are modern replacements. The front doors retain the simplicity of door that is suitable for the property. The rear door is a contemporary door that has no significance.

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.

Front Entrance Door
The existing front entrance door is a simple four-panel door that reflects the character and appearance of the terrace. It contains limited architectural detailing, with no additional mouldings or decorative beading. The existing door and frame are softwood replacements; however, they retain the simplicity and proportions that would be expected for this type of dwelling.

The proposed replacement replicates the existing design and detailing but involves a change in material from softwood to hardwood to improve durability and longevity. Whilst these dwellings would not historically have incorporated expensive timber due to their modest nature, the use of hardwood in this instance is considered acceptable given the property's proximity to a busy road and the fact that the terrace forms part of a social housing stock where durability and ease of maintenance are important considerations.

Rear Door
The rear doors within the terrace comprise a variety of modern replacement doors of differing styles and quality. The proposed replacement with a hardwood, half-glazed two-panel door is considered to provide a more traditional and coherent appearance. As such, it represents an improvement to the existing situation and is supported.

The proposed replacement doors preserve the simple and functional character of the terrace and do not result in the loss of any significant historic fabric, as the existing doors are modern replacements. Whilst the front door introduces a change from softwood to hardwood, the proposed design accurately reflects the established form, proportions and detailing of the terrace. The replacement rear door would provide a more appropriate and consistent appearance than the existing arrangement. Overall, the proposals would preserve the character and appearance of the building and the wider conservation area, resulting in no harm to the significance of the designated heritage asset. Accordingly, the works are considered acceptable from a heritage perspective and are supported.

<u>Impact on Ecology</u>
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?	NA
(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 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 proposals will have no effect on the significance of the heritage asset as there is no loss of historic or significant fabric but look to keep the building in a good state of repair and operational as a home. On this basis 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:

- *Timeframe*
- *Drawings*