

7th October 2026

Our Ref: SWLC.LPC6402

Development Services – Central
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 0RD

Dear Sir/Madam

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990
Alterations including replacement doors, new solar panels,
and new garage / store and greenhouse at
Chapel House, Northgate Street, Devizes, Wiltshire, SN10 1JL

Please find enclosed a duly completed Householder planning application and associated Listed Building Consent submission in respect of the above development.

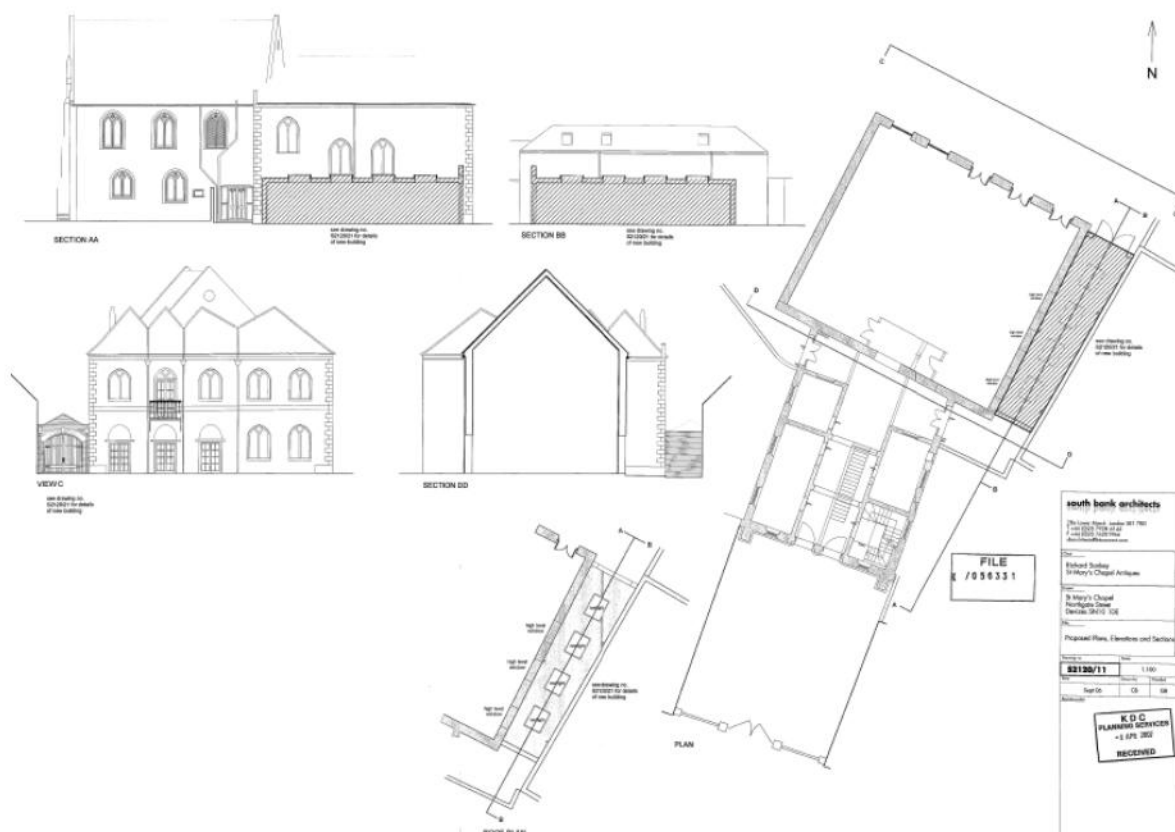
It is the purpose of this overarching correspondence to provide a proportionate heritage assessment of the development's acceptable heritage impacts, alongside the general acceptability. The changes made will be fully explained and it will be further demonstrated that by reference to the relevant national and local planning policy framework, there will be no substantive harm/conflict requiring the changes to be resisted.

Planning Background

The existing dwelling was created pursuant to application K/31142, 'Conversion to dwelling, antique and showroom (Variation of planning permission K85/1003)'. Permission was granted in July 1995.

A corresponding new Listed Building Consent was also approved by application K/31140/L, replacing application K85/0975/LB.

Since the new dwelling was created to the rear of the site there has been only one application proposal (LPA Ref: K/56332/LBC and K/56331/F) regarding the construction of a single storey garage/store. Listed Building Consent and planning permission were conditionally approved in May. The application premises are shown contextually on the next page and for completeness I've inserted the application details previously approved regarding the garage/store.

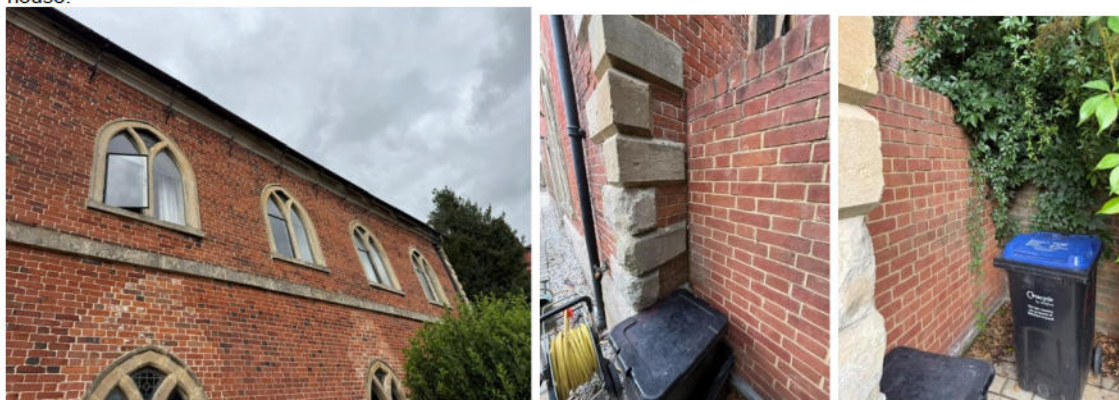


The existing site photographs inserted on the next page show that the approved garage works were not carried out by the previous owners. My clients are relatively new owners and as there have been no material change in circumstances it is their

desire to slightly change the roof construction and reactivate this permission in the stead of the existing sheds and open storage.



Southern elevation including timber side façade to the west, including various storage sheds in front and to the side of the house.

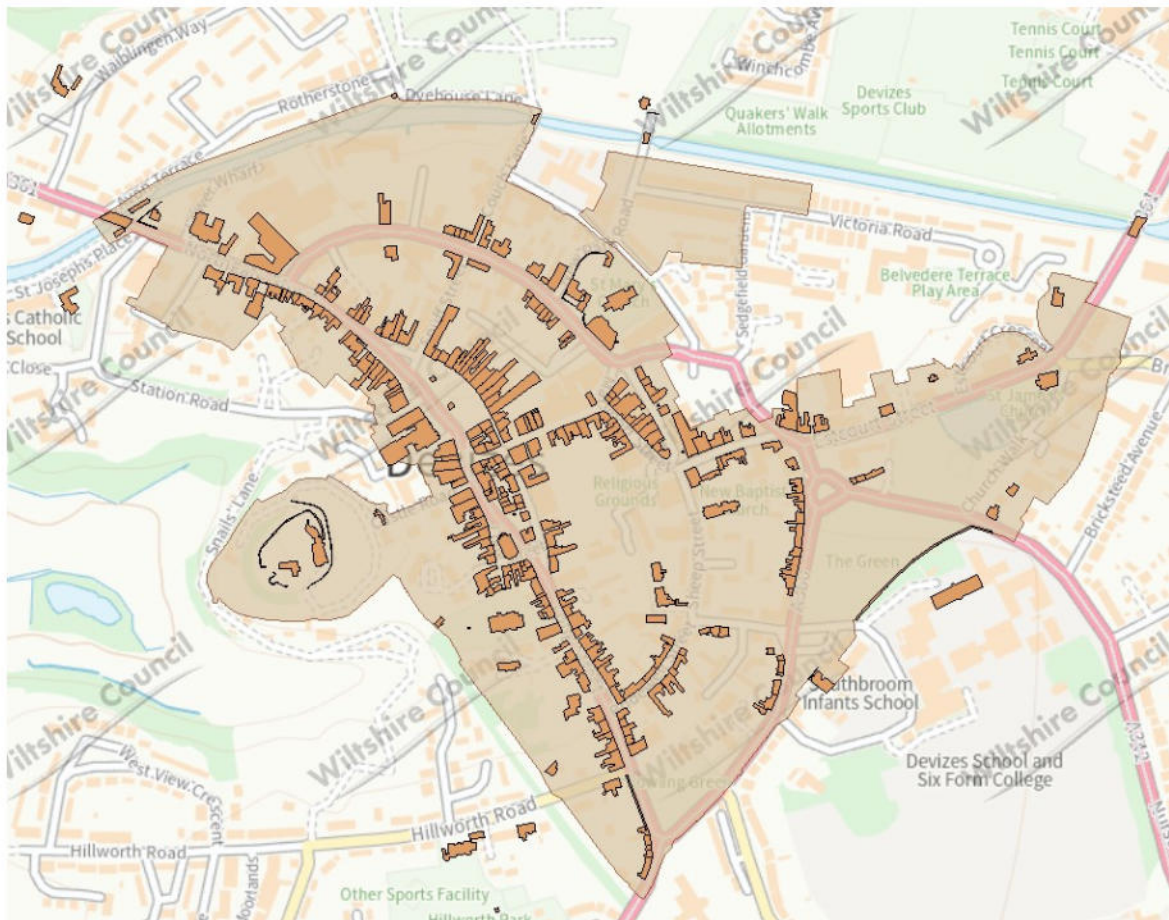


Eastern side view looking up and walling built from north eastern corner creating recessed bin storage area



View of garden to the east of the house and looking up from the recessed bin storage area. View over gate to the south west alongside the neighbour's caged air conditioning units.

The application building is a Grade II Listed Building and is located in the Devizes' Conservation Area. The extent of the Conservation Area and the nearest Listed Buildings are shown on the plan extract inserted on the next page. The whole of the garden associated with Chapel House lies within the Conservation Area and all the neighbouring properties to the main road front are Listed, which is clearer from the larger scaled extract also inserted on the next page.



Chapel House dates back to around 1776 and is now entirely separate from (although still physically attached to the front part) the original United Reformed Chapel).

Outside the house, part of the original cemetery can still be seen in the far southern corner of the garden. The garden is completely enclosed, and the property is accessed via large, wooden gates from the adjacent car park. To the north of the gates there is a separate building range (not Listed) against which the above,

previously approved garage was abutted. These features are evident in the photographs on page 3 earlier.

The Proposal

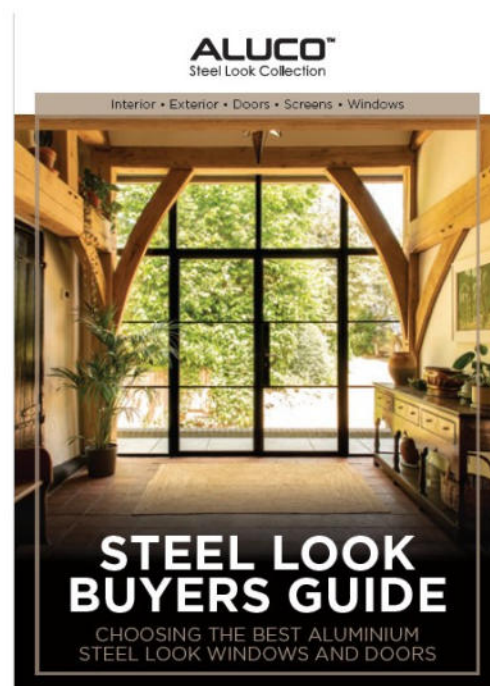
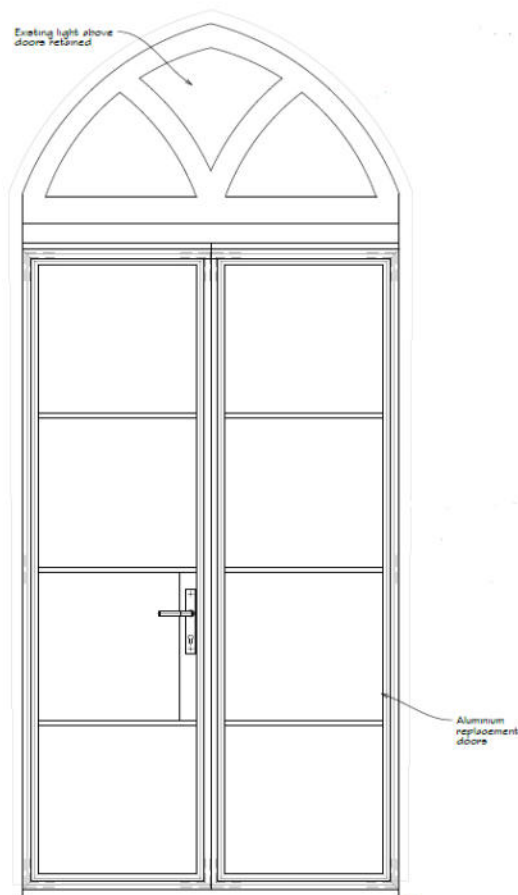
With regard to the previously approved garage, it is simply proposed to construct an alternative with a modest change to slope of the roof behind the front façade, (sloping away from the Chapel) negating the second drain and hopper along the side wall of the main building.

The façade will be rebated as approved behind the main building's quoins and is constructed from bricks to match the main building in size, finish and coursing. The jointing and mortar will match too, and such can of course be conditionally controlled. A dressed stone coping will be employed and can be conditioned also to match the stone quoins in finish and colouring.

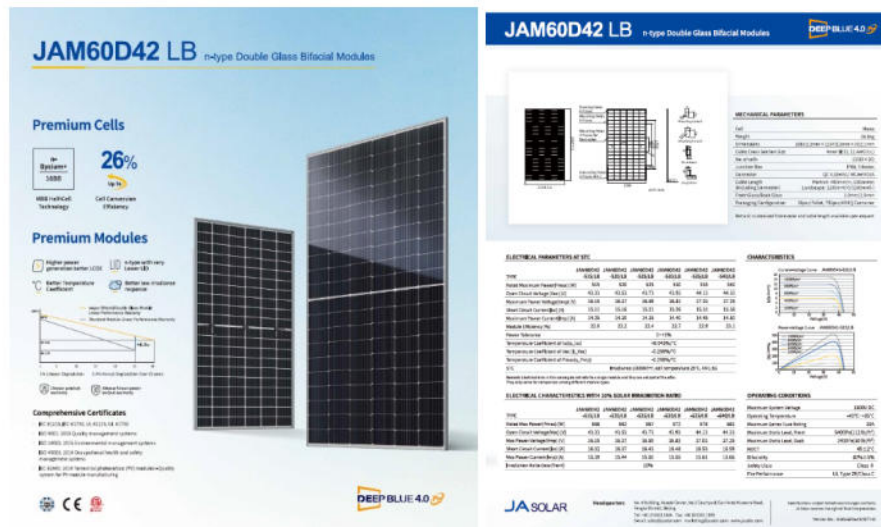
The proposal plan extracts inserted below shows there is no discernible difference from those works previously approved. Large scaled details have been provided to show the new door joinery, negating the need to condition requiring prior approval.



When the application property was converted there were 4 No double doors inserted in the main garden elevation. These are painted softwood double glazed units, as shown in the photographs on the next page. They are understood to be in need of on-going repair and are also drafty. The intention is therefore to improve the dwelling's energy efficiency to replace all four doors with sealed Crittall style new units (Aluco Elite collection), the details of which are also shown on the next page. Again, we have provided large scaled details which are believed to be sufficient to avoid the need for any further information to be conditionally required. The joinery chosen will not only fit tightly in the integral frame but is narrow moulded and overall will be more lightweight and less bulky in appearance.



Also, in an attempt to improve the dwelling's energy efficiency, it is proposed to provide 10No solar panels on the eastern roof slope. It is a slated tiled roof, and the solar panels will be similarly black, with black frames. The roof slope in question is not overlooked from anywhere around the site, or beyond, and the line of sight from the nearest neighbours, who are relatively modern properties built on lower ground than in the Chapel House's garden will not reveal a view of the roof at all. The photographs on page 3 earlier capture the limited line of sight.

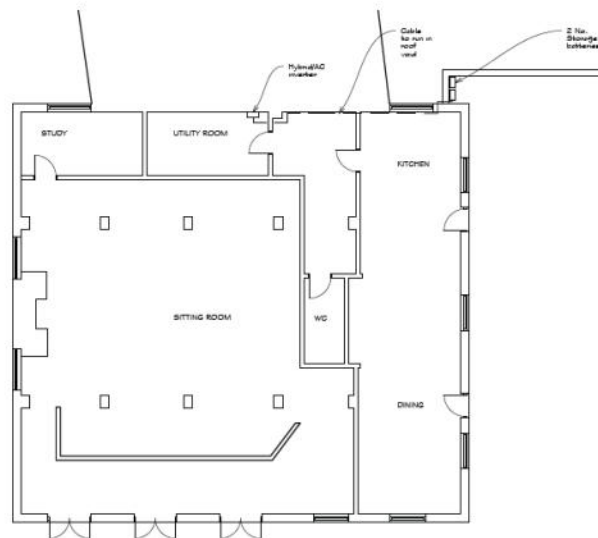


The solar panels will be connected to batteries which will be positioned to the rear of the building against the boundary wall, recessed to the north of the house, where the bins are currently stored. It is a modest sized item, measuring 640mm by 380mm and 185mm in depth (see the photograph below) and has been carefully positioned in a discrete position, and against what is not an original brick wall.



The batteries siting also facilitates a simple feed for cabling into the kitchen, where there is a suspended ceiling through which the cabling can be taken to the existing consumer unit, where the required inverter will be added. The available void space and consumer unit grouping is shown by the photographs inserted on the next page.

The routing explained therefore avoids any new or intrusive new works to connect the solar panels.






DATASHEET
Single-Phase Hybrid/AC Inverter

HI-30 / 37 / 46 / 50 / 60-E-G2
ACI-30 / 37 / 46 / 50 / 60-E-G2
HI-4.0 / 5.0-E-G2
ACI-4.0 / 5.0-E-G2

H1(G2)&AC1(G2)

HYBRID/AC INVERTER

Harness the power of the sun day and night with the ground-breaking range of Hybrid & AC inverters from Fox ESS.

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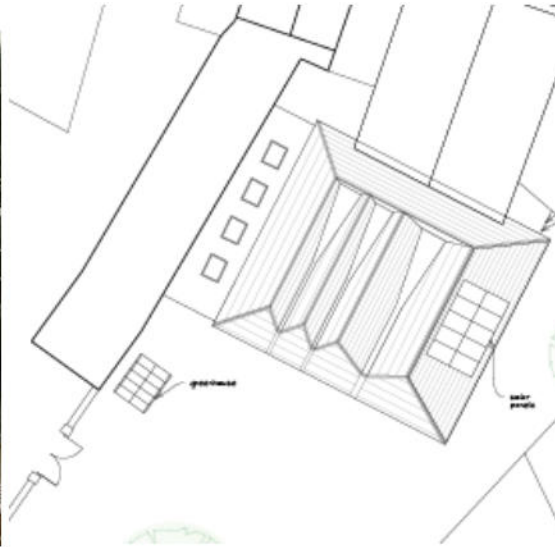



Fox ESS storage solutions are available with advanced and intuitive app based remote control and monitoring functionality.

 Easy Installation Flexible configuration, plug and play set-up, built-in fuse protection.	 High Voltage Includes high-voltage batteries for maximum round-trip efficiency.	 IP65 Rated Engineered to last with maximum flexibility. Suitable for outdoor installation.	 Remote Monitoring Monitor your system remotely via smartphone app or web portal.
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Finally, the enclosed application seeks to approve the siting of a small new greenhouse, positioned up against the high western boundary wall, effectively to the north east of the boundary wall on which the neighbouring property's air conditioning units have been positioned. The siting is shown by the site plan extract inserted again below, along with the light weight nature of the structure, captured from the supplier's brochure. The 'Hercules Blenheim' measures 8 foot by 10 foot and its modest size and entirely lightweight design will help to ensure it is a modest and transient change, entirely incidental and commensurate with the house's residential use and its proposed garden setting.



Heritage Context

The property was listed as St Mary's Congregational Church, but is now known as Chapel House.

Chapel House is used as a single dwellinghouse. The attached assembly rooms to the north and road frontage have been converted as six self-contained apartments. The Historic England Listing description is inserted below.

List Entry Name: St Mary's Congregational Church

*Statutory Address 1: ST MARY'S CONGREGATIONAL CHURCH,
NORTHGATE STREET*

II GV

Set back from street with a forecourt. The body of the church is in red brick with stone quoins and probably of C18 origin. The wide gabled ashlar front is mid C19. Flanked by buttresses with tapering octagonal caps. Large central Perpendicular window flanked by pointed windows with cusping in arches. Drip moulds on rosette stops and moulded sill course. Paired doorways with moulded pointed arches, squat

flanking shafts with foliate capitals. Either side of entrance similar pointed window to those above but taller.

St Mary's Congregational Church, Nos 19 and 20, Sandcliffe and Northgate House form a group.

Congregationalism in Devizes is believed to be able to be traced back to the 17th century and the north-west façade of Chapel House forms part of the original nucleus of 'Bottom Town' chapel erected in 1776. The façade represents the 'rear' of the building as the original entrance front faced south-east; the north-east front was created much later during the 19th century.

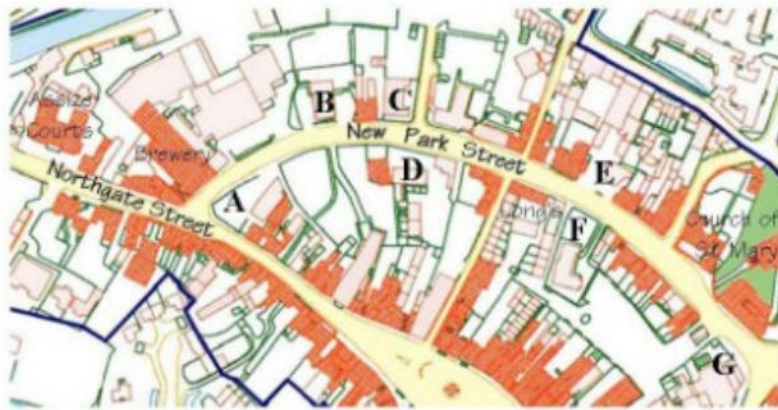
The north-west façade is of historic interest/importance but, certainly its lower part, has not been a prominent aspect with the town. Chapel House, as a single residence as it is now cannot be seen at all in the street scene.

The application site falls within the Town's Conservation Area and a Conservation Area Statement was published in September 2005. The character of the town is not uniform and variations can be identified based on the relationships between buildings, roads and spaces and on the dates of development and consistency or variation in the architecture.

The town grew to support the Castle although the expansion was restricted by the topography to the level area of land east of the Castle. The plan form of Devizes, which has more or less remained intact to the present day, is based on the concentric lines of castle defence.

As the military importance of the Castle declined there was less need for strong defence and by the 14th century there was evidence that the outer bailey walls had been breached and redevelopment had taken place within. It was therefore possible for the tradesmen to make use of the open space of the outer bailey. This area became known as the New Port with the former market place known as the Old Port. The new street then laid out between the north and south gates of the town included what are now Northgate Street, Market Place and Long Street

Chapel House lies in the Northgate Street and New Park Street character area defined in the Conservation Area statement and as shown by the plan extract inserted on the next page. Northgate Street is said to be the main route into the town from the west. The commentary though is silent regarding the application site other than noting buildings on the southern side of Northgate Street have a higher status.



The duty placed on the Council under sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 is the requirement to have special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess. Furthermore, Section 72 of the Act outlines that when considering whether to grant planning permission for development which affects a Conservation Area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Chapter 20 of NPPF includes policies on conservation of the historic environment with the main underlying policy 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. It outlines that applications for development should describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (Policy HE5:1.).

The NPPF advises that for heritage policy, 'significance' means "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" (p.113).

In terms of the key components mentioned above which give a heritage assets its interest, the Planning Practice Guidance (Paragraph: 006 Reference ID: 18a-006-20190723) advises they can be interpreted as follows:-

- **archaeological interest:** As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design,

construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

- **historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

The development plan must be read as a whole but Wiltshire Core Policy 58 'Conservation of the Historic Environment' is of particular relevance from an historic environment perspective.

NPPF policy HE6 at item 4 explains that where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include, inter alia, 'enabling energy efficiency and low carbon heating measures to be employed.'

On balance therefore the Chapel House's significance is evidential and historic. Furthermore, its communal origins, and by association its historic use is closely associated with the retained architectural design and aesthetics. Its wider contribution to the character and appearance of the Conservation Area is very modest and confined to the consistency of the long established built form that defines the streets.

The application proposals' impacts, (notwithstanding that the main built change has been previously approved, forcing the conclusion that as there has been no physical changes in circumstances this is a neutral matter), are all modest and have been carefully sited. The replacement joinery is in fact believed to be positive additions, replacing the cruder and heavier framed doors, thus improving the glazed to solid balance. The solar panel's and batteries are to all intents and purposes unseen, but in any event are clearly justifiable changes by reference to HE6 5, in light of the improved low carbon measures involved. Finally, the greenhouse is similarly neutral in terms of the impact by reason of its garden context and light weight subsidiary residential design. It has also been carefully positioned away from the house's main vista and is a typical garden feature commensurate with the house and wider context.

Planning Policy

The National Planning Policy Framework (NPPF) highlights that planning law (section 70 [2] of the Town and Country Planning Act 1990 and section 38 [6] of the Planning and Compulsory Purchase Act 2004) requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (2015), together with the NPPF. We also note that the site is located within an area which is subject to a made Devises Neighbourhood Plan 2015-2026 (2015).

As such, I consider the key relevant policies comprise:

- Wiltshire Core Strategy: Core Policies 57, 58,
- National Planning Policy Framework: Sections 2, 4,14, and 20
- Wiltshire Design Guide (2024)

The householder and associated Listed Building Consent applications enclosed are believed to raise the following key planning issue.

- Respect for the heritage environment and general design quality

Core Policy 57 states that new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Good design helps to provide a sense of place, creates or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing; The layout and design of new developments must also be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the site's characteristics.

WCS Core Policy 57 also requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design, materials amongst other things. In addition, The Wiltshire Design Guide SPD (2024) elaborates on Core Policy 57 and sets out various 'expectations' for new development with regard to identity, built form, movement, uses and movement.

As previously indicated Core Policy 58 states that development should protect, conserve and where possible enhance the historic environment. Section 20 of the NPPF states 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.

There is a duty placed on the decision maker under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, 'In considering whether to grant planning permission for development which affects a listed building or its setting' to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.' There is a further duty placed on the Council under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act to pay special attention to the preservation or enhancement of the character of the surrounding Conservation Area.

In light of the sensitive detailing to be employed and the discrete siting, as already explained, it is considered that the development proposal would involve a modest change purely residential in character by design and of a similar appearance to the previous grant of planning and Listed Building Consent and in the round those

changes proposed will not appear incongruous when compared to its immediate setting.

Overall, I trust this combined Planning and Heritage account demonstrates that the new garage (as previously approved), replacing the range of freestanding sheds and outdoor storage will again be acceptably assimilated without detrimental impact to the building's fabric and setting and the area's character and appearance or other amenities, and on balance the solar panels are a positive low carbon energy solution, the new joinery is an improved aesthetic and the greenhouse is commensurate with the existing dwelling and garden setting. However, if there are any other aspects of the proposal you would like to discuss to ensure your support for both submissions, please do not hesitate to contact me direct

Yours faithfully



Simon Chambers
Director

Enc.