HERITAGE FUSION
CONSERVING THE PAST, INSPIRING THE FUTURE

CERTIFICATE OF LAWFUL EXISTING USE

Preston Barn, Ramsbury, SN8 2HF

The purpose of this report is to accompany a Certificate of Lawful Existing Use to explain the reasoning for the application and the reasoning for its lawfulness.

Job number: 2077
Preston Barn, Ramsbury, SN8 2HF

PROJECT OVERVIEW

Heritage Asset and its Setting:

Project Address: Preston Barn, Ramsbury, SN8 2HF

Local Authority: Wiltshire Council

Conservation Area: None

Listing Status: Grade II List entry no. 1034103

Building Use: Residential

Scheduled Monument?	N
Listed Building?	Y
Registered Park and Garden	N
Historic Battlefield	N
Locally Listed Heritage Asset	N
Archaeological Notification Area	N
Other non-designated Heritage Asset	N

Project Overview:

Regularisation of existing and historic use as residential. It is currently classified as a mixed use office and residential but was underused since the 2008/2009 economic crisis and has been wholly used as residential since approximately 2012.



Photo 1 – View of the front of the dwelling (northern elevation)

Job number: 2077
Preston Barn, Ramsbury, SN8 2HF





Photo 2 and 3 -View of …



Photo 4 – View of …







Photo 5-7 – View of …





Photo 8 and 9 – View from the northern elevation





Photo 10 and 11 – View from the western elevation

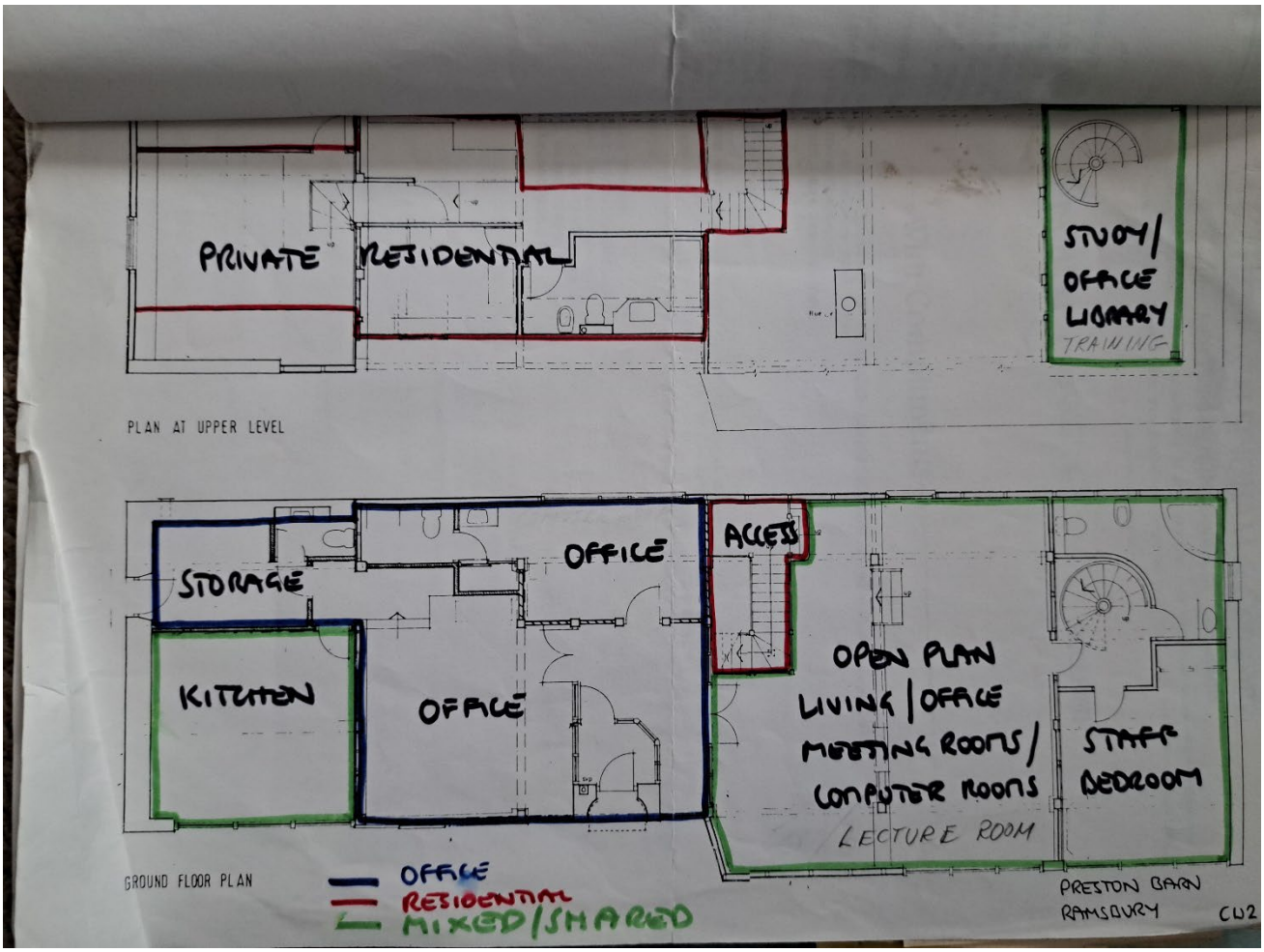



Photo 12 and 13 – View of the barn approaching from the west




Photo 14 and 15 – View of the barn from a south and southeastern elevation

Job number: 2077
Preston Barn, Ramsbury, SN8 2HF



Historical split between office and residential

Job number: 2077
Preston Barn, Ramsbury, SN8 2HF

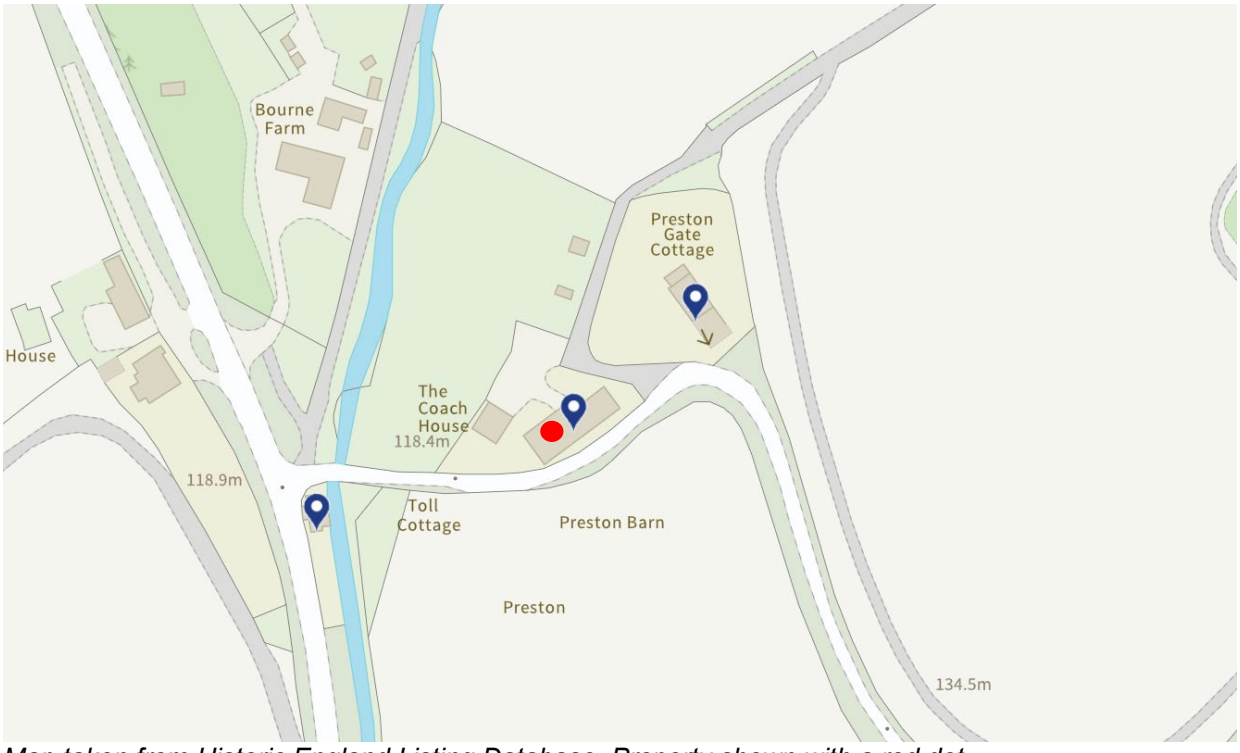
Setting Overview:

Preston Barn lies to the east of the B4192 Chilton Foliat to Aldbourne Road in the Parish of Ramsbury. It adjoins a building known as The Coach House, and both properties are served by the same unmade road and off the same driveway. Preston Barn and the Coach House have been in separate use and ownership since 1991.
Preston Barn, a Grade II Listed thatched building was granted permission for change of use to residential in 1986. In 1987 permission was granted for the erection of the Coach House which was originally intended to serve as garages and storage. In 1988 planning permission was granted for change of use of both Preston House and the Coach House from residential to offices when the property was bought and occupied by an Advertising Agency. In 1991 the deeds were split when the Coach House was sold separately to the house as the Advertising Agency closed in the recession. The properties were both bought by Mr Battersby and rented out with an Architects practice occupying Preston Barn.

In 2001 planning permission was granted for the change of use of Preston Barn from offices to a mixed use of office and residential (application reference K/41870) and the property was bought by the existing owners.

The Coach house remained in the ownership of Mr Battersby and his architectural practice rented the Preston Barn office space with the upper floor being used for residential. During the 2008/2009 recession the architectural practice dramatically reduced in size, splitting from its partner practice and Preston Barn became underused as a commercial unit and became increasingly empty.

In 2012 the building owner sought planning in 2012 (E/2012/1565/FUL) for mixed use office and residential in The Coach House and the Architects practice moved there with no employees at this point. Preston Barn at this point became wholly residential. Due to the economic climate Preston Barn with its remote setting could not be rented out due to lack of interest and became wholly domestic in nature. The Coach House was then used as a Live/ Work Unit until the owner decided to relocate to Tadley and sold the property in 2017 to the owner of Preston Barn. This application seeks to regularise a domestic situation that has been in place for over 10years.



Map taken from Historic England Listing Database. Property shown with a red dot.

Job number: 2077
Preston Barn, Ramsbury, SN8 2HF

Reason for Lawfulness:

At the point of purchase Preston Barn was a mixed use dwelling house (not a flat within a commercial property) and it was used in this manner for a number of years.

Due to a decline in the business for the tenants and then the reduced demand for rural offices generally following the 2008/2009 economic crisis the commercial side of the property became under used and the proportion of residential increased.

From around 2012 after failing to be rented out the property became solely residential in nature and has been used as such since. There is a wish to regularise this existing planning situation. There are no required changes to the building itself as part of this application.

The current occupants are in their mid 80s and are retired. The area currently used as an office is approximately 150 sq feet as noted on the VOA website and an application has been made to remove it from the register. The office on the premise is essentially a home office since the occupant managed the Royal Welshes Computers, There are no employees and no visiting customers.

As supporting evidence there is submitted the Business rates HMRC information which included the rentable area. Also included is a valuation report dated Feb 2015 produced by Carter Jonas LLP which describes the accommodate at this point in time which remains in place.