

Our Ref: ST/240510/P1

11 November 2025

Development Services Central Area
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN



BY PLANNING PORTAL

Dear Sirs,

Town & Country Planning Act 1990

Listed Buildings and Conservation Areas Act 1990

Proposal: Internal alterations, fenestration changes & removal of/replacement render

At: West House, Ramsbury, Wiltshire SN8 2QN

PP-14221739

Fowler Architecture & Planning Ltd have been instructed by Mr & Mrs T Coulter to submit a Householder and Listed Building Consent application to Wiltshire Council for the above development at West House, Ramsbury.

This application has been submitted via the planning portal and comprises:

- Completed application form and certificates;
- Planning application fee of £528.00;
- Drawing No.240510-01: Location Plan;
- Drawing No.240510-02F: Proposed Ground Floor Plan;
- Drawing No.240510-03D: Proposed First Floor & Second Floor Plan;
- Drawing No.240510-04D: Proposed SE & SW Elevations;
- Drawing No.240510-05A: Proposed NE & NW Elevations;
- Drawing No.240510-05A: Site Plan;
- Drawing No.240510-300A: Window Schedule;
- Drawing No. MFwestramsGFTO2: Existing First Floor & Topographical Survey;
- Drawing No. MFwestramsFF: Existing First Floor;
- Drawing No. MFwestramsSF: Existing Second Floor;
- Drawing No. MFwestramsRP: Existing Roof Plan;
- Drawing No. MFwestramsEL: Existing Elevations;
- Covering Letter by Fowlers (below);
- Heritage Statement by Forum Heritage Services; and

- CIL Form 1: Additional Information.

1. Site and surroundings

West House (formally known as The Old Forge) is located within the village of Ramsbury, Wiltshire. The site comprises the existing dwelling of West House, garage, outbuildings and established residential curtilage.

The application site is located approximately 5.1 miles north-east of Marlborough and 5.9 miles north of Shalbourne.

West House is located to the western side of the village. The site sits on the corner of High Street, Back Lane and White's Hill, and is accessed directly off White's Hill. The site is bound to the north, east and south by neighbouring residential development.

West House itself is Grade II listed, designated on the 6 March 1985. The Historic England list entry is as follows:

II House, C17. Rendering over brickwork and timber framing. Tiled roof. 2-storey, 4 bays with forward extension on right gabled to road. Entrance to cottage in first bay; boarded door. 12-pane sashes, tripartite to central bay. 2 major stacks. Interior: Chamfered spine beams with swept and check stops. Right end bay with carved bracket between windows and open framing leading to former outbuilding at higher level, now the forward extension. Formerly the Bleeding Horse Inn, established mid C18.

The site is located within the Ramsbury Conservation Area, the North Wessex Downs National Landscape and Fluvial Flood zone 1 - with low chance of flooding. The site is otherwise unconstrained and unaffected by any other designation.

2. Planning History

K/58010/F	04.03.2008	Alteration to existing outbuilding	Approved
K/54093/F	16.05.2006	Weather boarding to final wall of outbuilding to match existing.	Approved
K/35690	21.05.1998	Alterations to existing outbuildings and extension to form cartshed.	Approved
K/20183	03.06.1993	Alterations & replace flat roof with pitched, and alterations to access	Approved
K/20182/L	01.06.1993	Alterations and replacement of flat roof with pitched	Approved
K/82/0719	08.10.1982	Building up existing wall to 6' and c/u of est. land and barn to ancill. outbuildings for Old Forge	Approved
K/82/0028	22.02.1982	Use from residential with restaurant licence to wholly residential	Approved

K/78/0508	14.08.1978	Extension to restaurant	Approved
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3. Proposed Development

This planning application seeks permission for the '*Internal alterations & fenestration changes*' at West House, Ramsbury.

The following internal works are proposed:

- Relocation of kitchen;
- Replacement staircase to GF breakfast room;
- Open up existing kitchen/dining rooms to create family/play room;
- Replacement cupboards to FF bedroom 1;
- Creation of bedroom and ensuite to SF.

The following fenestration changes are proposed:

South-West Elevation:

- New French doors in existing opening;
- 2no. new GF windows in existing opening;
- Removal of existing porch and installation of new timber front door and side windows in modified opening (brick infill to match existing);
- Lower cill in existing opening and installation of new window;
- Installation of new French window to existing opening;
- 3no. new FF windows in existing openings; and
- Repairs to 2no. FF dormer windows.

North-East Elevation:

- New timber door to existing opening; and
- New high-level window to staircase.

North-West Elevation:

- New canopy over existing door; and
- New window in reduced opening.

South East Elevation:

- New door in existing opening;
- 2no. new GF windows in existing openings; and
- 1no. new FF window in existing opening.

In addition to the above, it is proposed to replace 2no. existing rooflights with conservation style rooflights, to match existing opening size.

It is also proposed to remove the existing paint and render and replace it with new lime render as per the Lime Render Association recommendation.

The proposed development does not introduce an increase in GIA for West House, and therefore the proposal is not CIL liable.

4. Planning Policy

Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application; and local finance considerations, as far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

For the purpose of this application, the development plan includes the **Wiltshire Core Strategy (CS)** adopted January 2015 covering the period 2006 to 2026, and retained saved policies (not deleted by the adoption of the CS) of the **Kennet District Local Plan 2011 (LP)** adopted in 2004.

The Government's policies are within the **National Planning Policy Framework** (the Framework) published December 2024 that describes how the planning system should achieve sustainable development and when the presumption in favour of sustainable development is engaged. The **Planning Practice Guidance (PPG)** provides further interpretation of the policies of the Framework.

5. Planning Analysis

Policy CP57 ensures high quality design and place shaping, stating '*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*'.

Policy CP58 ensures the conservation of the historic environment, stating: '*development should protect, conserve and where possible enhance the historic environment*'.

The proposed alterations to West House take note of the site's location within the conservation area, and the historic nature of the existing dwelling. Subsequently, the proposed design is considered to be a sensitive and well-designed alterations to the existing listed dwelling.

A Heritage Statement has been prepared by Forum Heritage Services in support of the application. The report confirms:

- West House is a multi-phase house which appears to consist of a three-bay originally timber framed house (most of the wall framing has been replaced with masonry) with a stair tower on the rear elevation of probable 17th century date.

- The proposals for change will not impact important historic fabric. The relocation of the kitchen to the present sitting room will change the character of the room, but will not impact on fabric, and the introduction of kitchen units represents a reversible change that will not harm the listed building.
- The windows to be replaced or altered are all modern apart from WG8 which is an unusual fixed-light using old timber, but it is doubted that it is a historic window of significance. The frame has some decay, and its replacement with a new frame to match will not harm the listed building.
- The required changes to the attic spaces at second floor level to form a bedroom and ensuite bathroom are minimal as the roof has previously been insulated.
- The proposed replacement of the external renders will not impact negatively upon the aesthetic or architectural significance of the listed building or character and appearance of the conservation area. The replacement of inappropriate hard, cementitious renders with a traditional lime render will benefit the fabric of the building and represents a positive change which is regarded as a public benefit.

It is considered that the proposed development will result in no impact to the surrounding conservation area or the character and appearance of the locality. Nor will it cause any harm to the setting and significance of the listed building. The application site is large enough to accommodate the proposed works, allowing continued use of the private amenity space for current occupiers. The proposed works to West House are limited to internal alterations and fenestration changes which are all minor in nature. The development would not affect the neighbours through overlooking, loss of privacy or overbearing nature.

6. Conclusion

Overall, the Applicants contends that, due to the nature of the proposed development the proposals can be successfully integrated into the site with no harm caused to the listed building or surrounding area. Consequently, the scheme represents high-quality design in-keeping with the character and appearance of the locality and will not have adverse impacts on the historic nature of the site.

The scheme therefore accords with Policies CP57 and CP58.

I trust that the enclosed information is sufficient for planning application to be registered at the earliest opportunity. Please do not hesitate to contact me should you require any additional information.

Yours faithfully,

Stella Turner MSc MRTPI

Associate

FOWLER ARCHITECTURE AND PLANNING

Encs

cc: Clients