

**TOWN & COUNTRY PLANNING ACT 1990
THE PLANNING (LISTED BUILDINGS AND
CONSERVATION AREAS) ACT 1990**

**PLANNING, DESIGN AND ACCESS STATEMENT &
HERITAGE IMPACT ASSESSMENT**

**PLANNING APPLICATION FOR
PROPOSED INTERNAL AND EXTERNAL WORKS
TO THE GRADE II LISTED**

**HOME FARMHOUSE, 2 KINGTON ST MICHAEL,
CHIPPENHAM, WILTSHIRE, SN14 6HX**

Prepared by

**Morgan Jones BSc (Hons), MSc, MRTPI
Associate Director
LPC (Trull) Ltd**

Our Reference: LPC.6179

August 2025

CONTENTS

ITEM	TITLE	PAGE
1.0	Introduction	3
2.0	Site Description & Planning History	4
3.0	Proposed Development	6
4.0	Planning Policy Context	7
5.0	Planning & Heritage Impact Assessment	9
6.0	Conclusions	19

1.0 INTRODUCTION

- 1.1 This Planning Statement, including Heritage Impact Assessment, has been prepared to supplement the submission of an application seeking listed building consent for minor internal and external alterations to the Grade II Listed Home Farmhouse, 2 Kington St Michael, Chippenham, Wiltshire, SN14 6HX.
- 1.2 This statement will describe the location of the site and will set out what is proposed by the application. The statement will then describe the historic significance of the application building and provide an overview of the planning policy context and an assessment of the key material planning considerations, demonstrating the proposal's acceptability.
- 1.3 The planning application is supported by the following plans:-
- Drawing No.AA/23/26/001. Title. Site Location Plan, Existing Site Plan
 - Drawing No.AA/23/26/002. Title. Existing Ground Floor Plan
 - Drawing No.AA/23/26/003. Title. Existing Elevations
 - Drawing No.AA/23/26/011. Title. Proposed Site Plan (no change)
 - Drawing No.AA/23/26/012. Title. Proposed Ground Floor Plan
 - Drawing No.AA/23/26/013. Title. Proposed Elevations

2.0 SITE DESCRIPTION & PLANNING HISTORY

- 2.1 The application property is the Grade II Listed dwellinghouse at Home Farmhouse. The property lies within the built-up area of Kingston St Michael to the south of the village as identified on the Location Plan below.



Location Plan

- 2.2 The application building is a two-storey dwelling constructed with coursed rubble stone with ashlar dressings and a steep hipped stone slate roof. The dwelling fronts the main road through the village as shown in the photograph below.



Photograph of Application Building (15 July 2025)

2.3 The property has an extensive planning history with full planning permission and listed building consent having been granted for various works to the dwellinghouse and curtilage listed outbuildings. The most recent applications granted listed building consent include:-

- Application N/02/02172/LBC – installation of Sky Dish Aerial – Listed Building Consent Granted 18 November 2002
- Application N/02/00639/LBC – Replace modern joiner in one and a half storey range with French doors including lowering of cill to one opening and removal of internal concrete partition – Listed Building Consent Granted 14 May 2002
- Application N/03/00649/LBC – Conversion of existing outbuilding to ancillary residential accommodation for use with Home Farmhouse – Listed Building Consent Granted 30 May 2003

2.4 The application dwelling has recently been refurbished and as part of the works one internal wall, which was in a poor state of repair, needed to be replaced. This element requires Listed Building Consent as advised by the Council's Planning Enforcement Officer (case reference ENF/2025/00416) and is the main focus of this current Listed Building Consent application as outlined below.

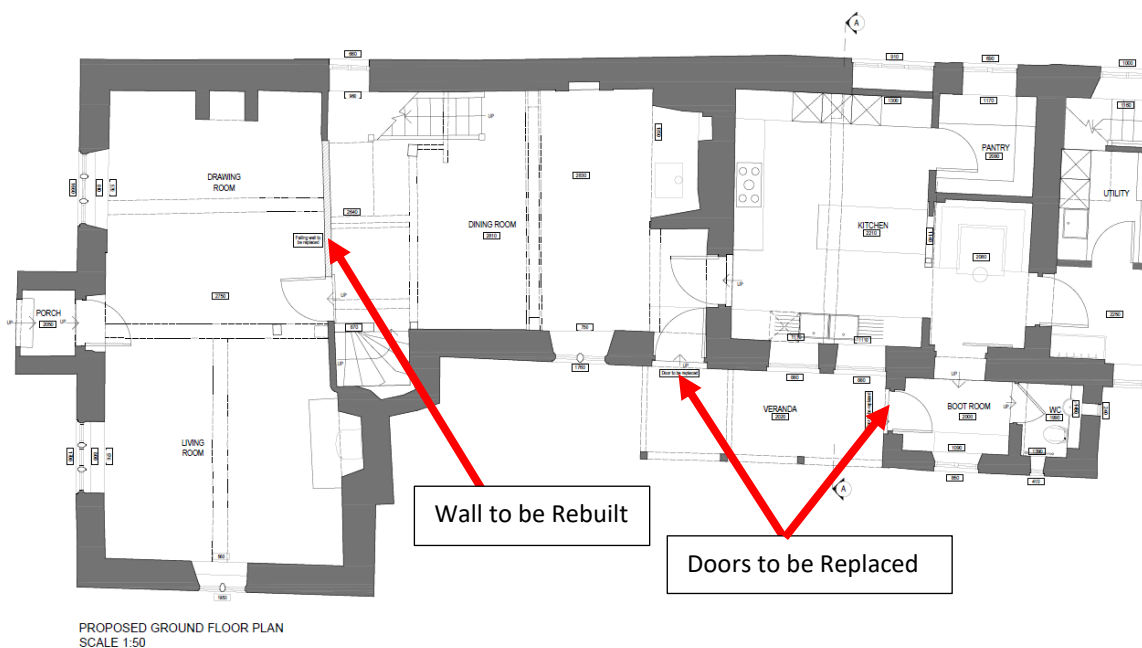
3.0 THE PROPOSAL

3.1 The application seeks listed building consent (partly retrospective) for three items of work, which are as follows:

- i. The replacement of a ground floor internal partition wall (retrospective),
- ii. The proposed replacement of two doors within the south elevation, and
- iii. The proposed painting of the doors and windows in Farrow & Ball Treron and French Grey.

3.2 The Town and Country Planning (General Permitted Development) Order 2025 (as amended) grants permission for the “enlargement, improvement or other alteration of a dwellinghouse” (Schedule 2, Part 1, Class A) of a dwellinghouse, and for “exterior painting” (Schedule 2, Part 2, Class C). The proposed external works benefit from these ‘permitted development rights’ and the internal works do not require planning permission, however, listed building consent is sought for the work outlined above.

3.3 The proposed works are identified on the extract from the Proposed Ground Floor Plan (Drawing No.AA/23/26/012) below:-



4.0 PLANNING POLICY CONTEXT

National Planning Policy

4.1 The National Planning Policy Framework (NPPF) (December 2024), and associated Planning Practice Guidance (PPG), sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is a material consideration in planning decisions. The policies within the following chapters of the NPPF are relevant to the assessment of the proposed development:-

- Chapter 2 – Achieving Sustainable Development
- Chapter 4 – Decision-making
- Chapter 12 – Achieving Well-designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

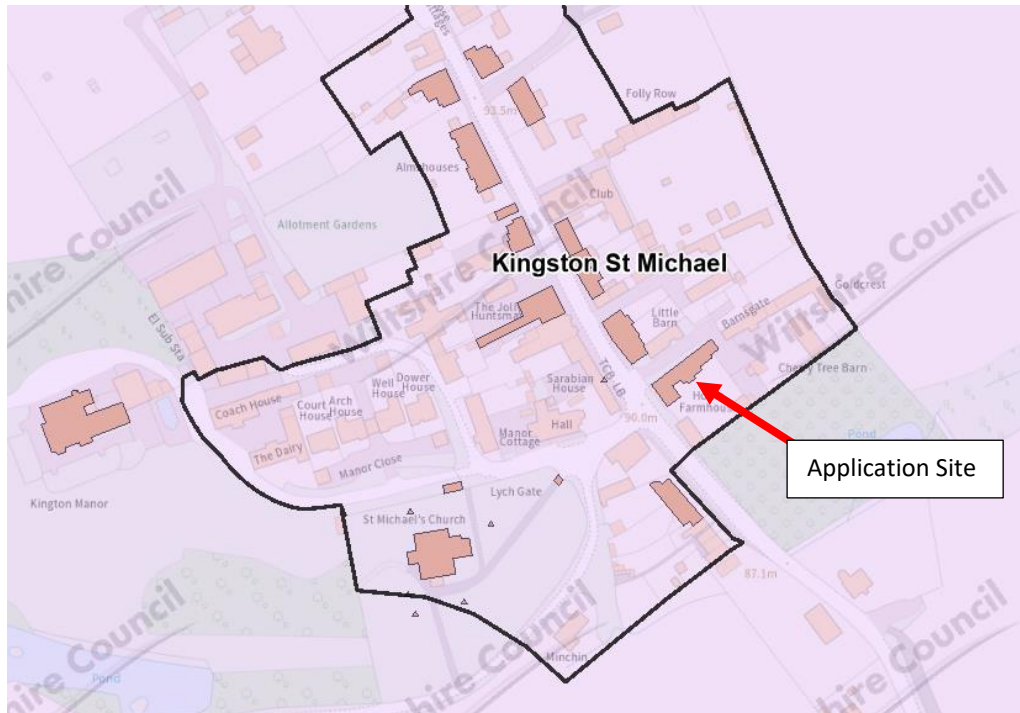
The Local Development Plan

4.2 The 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.

4.3 The development plan relevant to the proposed development include the Wiltshire Core Strategy (WCS) (adopted January 2015), which includes saved policies from the former North Wiltshire Local Plan. The development plan must be read as a whole but the following policies are of particular relevance to the proposed development

- **WCS** Core Policy 57: Ensuring High Quality Design
- **WCS** Core Policy 58: Conservation of the Historic Environment

4.4 The adopted Local Plan is accompanied by the Policies Maps, which provide a spatial representation of the Local Plan policies. The site does not lie within a designated landscape but the building is listed as noted above and falls within the Kington St Michael Conservation Area.



Local Plan Policies Map – Wiltshire Core Strategy

- 4.5 The Kingston St Michael Parish was designated as a Neighbourhood Area on the 02 September 2015 and a Neighbourhood Plan is in the process of being prepared, however it has not yet reached the first public consultation stage (Regulation 14).

Historic England Guidance

- 4.6 Historic England has produced a number of advice notes and guidance documents. Of particular relevance are:
- Making Changes to Heritage Assets: Historic England Advice Note 2 (2015)
 - Listed Building Consent: Historic England Advice Note 16 (2021)
 - Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (2008)

5.0 PLANNING & HERITAGE IMPACT ASSESSMENT

Heritage Legislation

- 5.1 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.

National Heritage Policy

- 5.2 The NPPF includes the policies on conservation of the historic environment (within Chapter 16) 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 application 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 (paragraph 207).
- 5.3 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" (emphasis added).
- 5.4 In terms of the key components 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.

Local Heritage Policy

5.5 The development plan must be read as a whole but the following policies are of particular relevance from an historic environment perspective:-

- **WCS** Core Policy 57: Securing High Quality Design
- **WCS** Core Policy 58: Conservation of the Historic Environment

Heritage Assets & Impact of Proposed Development

5.6 The official Historic England descriptions (list entry **1022329**) of the Grade II Listed application building is as follows:

Farmhouse, late C17 or early C18, coursed rubble stone with ashlar dressings and steep hipped stone slate roof. North end stack and large rear stack. Two storeys and attic, double fronted with stone cyma-moulded recessed mullion-and-transom windows with hoodmoulds, two 2-lights above, two 3-lights below. Central door in ashlar surround. Ashlar fronted gabled porch with stone slates, finial and Tudor arched entry. Straight joints in walling suggest that fenestration may have been altered. South end has one-window range of similar 2-

light windows, dormer and 2-light basement window. North east rear wing with coped east gable and east end stack, and one window range of similar windows to south. 1½ storey addition with imitation stone slate roof beyond. Interior: ground floor south room has large flat-headed moulded stone fireplace..

- 5.7 It is evident that the building is of historic and architectural interest due to it being an example of an late C17 / early C18 dwellinghouse, and despite being extended and adapted over time, the original form and appearance of the dwelling remains. The building was first listed on the 20 December 1960 but a recent photograph included as part of Historic England’s official listing description is reproduced below.



Photograph of Application Building (Source: Historic England Listing Webpage: 11 May 2021)

- 5.8 The proposed works will not harm the significance of the listed building, which is set out above. The retrospective element involves the replacement of an internal wall which was discovered to be in a poor condition during the refurbishment works and in need of repair.
- 5.9 The ‘Drawing Room’, as identified on the submitted floor plans, had a concrete floor which was dug out as part of the laying of a new insulated floor. The work involved digging down 750mm below the finished floor when it was discovered that the original wall was built on rotten timber which was resting on the earth/dirt. The wall was constructed of brickwork with sand and cement render which were plastered. However, the bricks at the bottom

of the wall were not flat, they were turned on their side which is unusual. Furthermore, the wall was not tied to the end wall therefore it was unstable and dangerous considering the rotten timber which was the base/foundation.

- 5.10 The works involved laying a concrete base to support the new stable blockwork wall, which was then finished with plasterboard, painted and skirting applied. The wall was re-built in the same position with the original opening and lintel re-installed, as shown in the photographs below.



Photograph 1: During Refurbishment Work



Photograph 2: Post Refurbishment Work



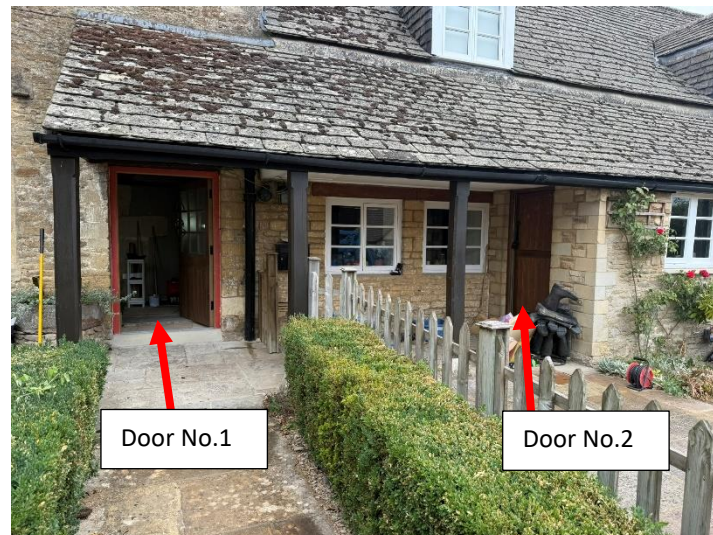
Photograph 3: During Refurbishment Work



Photograph 4: Post Refurbishment Work

- 5.11 The need to replace the wall became apparent during the refurbishment work due to its condition and original method of construction. The wall has been replaced on a like-for like basis and therefore the work has not resulted in any alteration to the layout or internal appearance of the listed building.
- 5.12 There were a couple of modern stone and cement dwarf walls either side of the doorway within the wall that has been replaced, as can be seen within photograph 3 above. They were built from stone and cement and were not part of the original fabric of the listed building and therefore fall outside the scope and need to obtain listed building consent.

- 5.13 The second element of the application involves replacing a couple of the doors within the south elevation of the dwellinghouse, as identified in the photograph below.



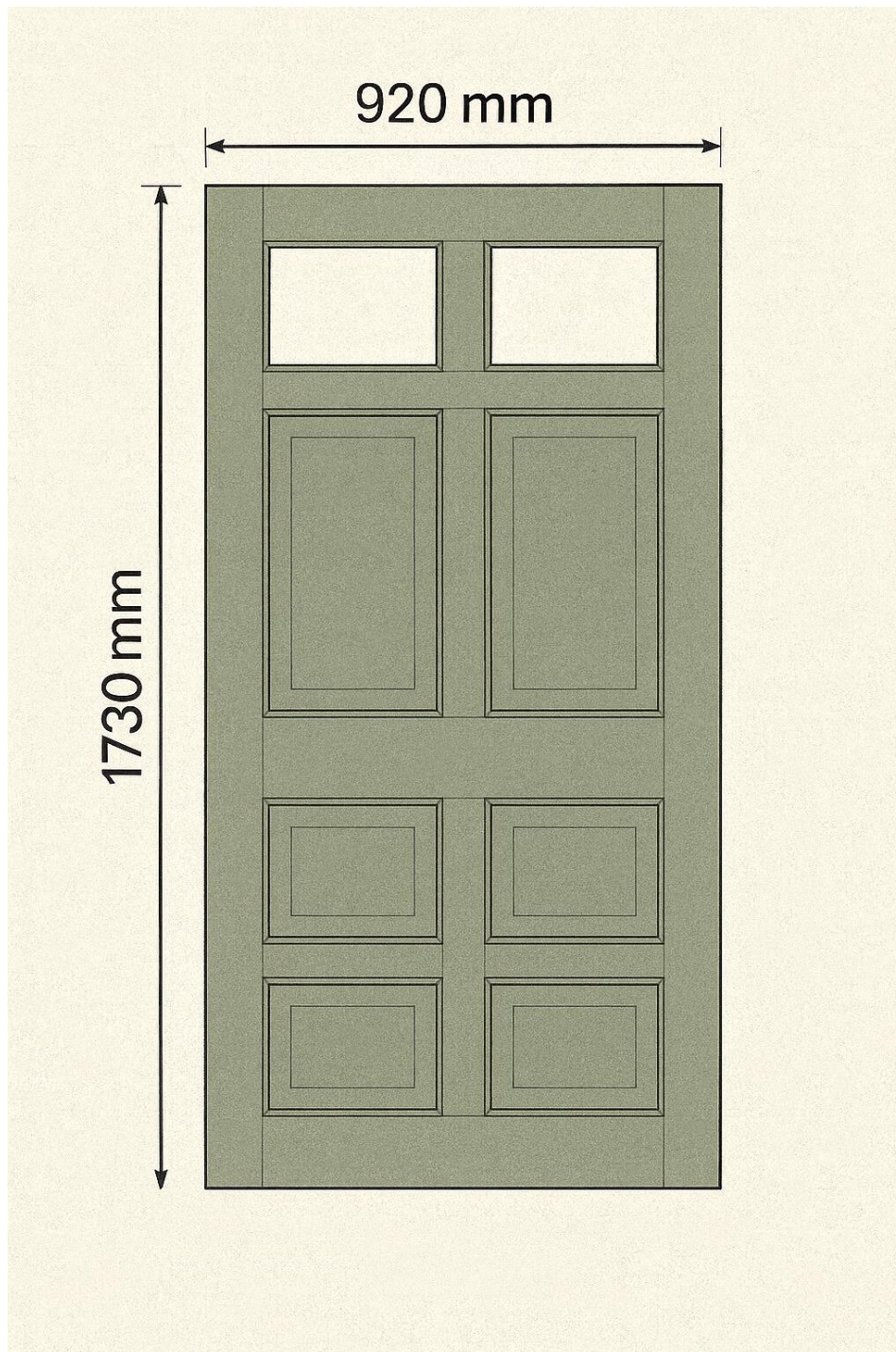
- 5.14 The existing doors are not original or of any historic interest. The proposal involves replacing these doors with oak doors of a traditional design, along with a matching oak frame.



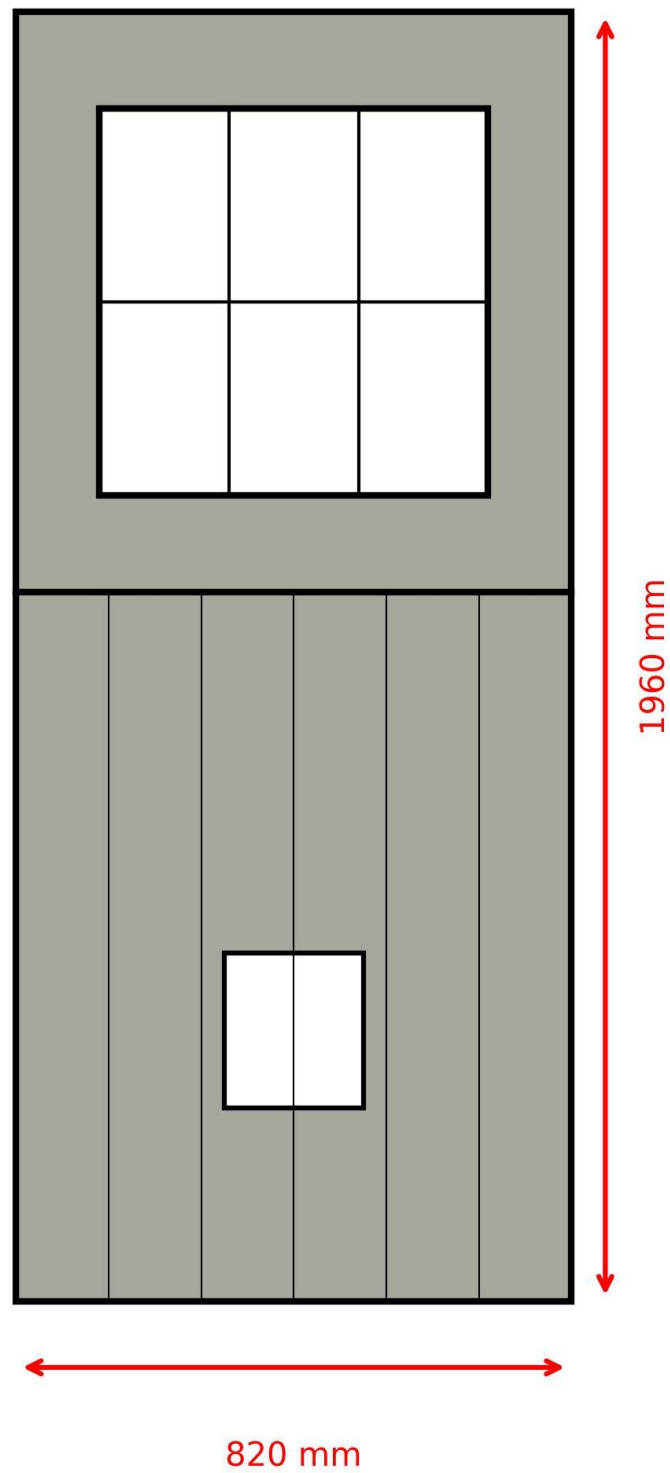
Existing Door No.1



Existing Door No.2



Proposed Door No.1



Proposed Door No.2

- 5.15 The third and final element of the proposed development involves painting the external windows and doors. Farrow & Ball paint will be used in a French Gray colour for the window trim and Treron for the doors, as shown below. There will be no physical alterations to the windows apart from the application of paint. The proposed colour is considered to be appropriate for the host building and will be in-keeping with the colour of windows and doors on surrounding buildings.

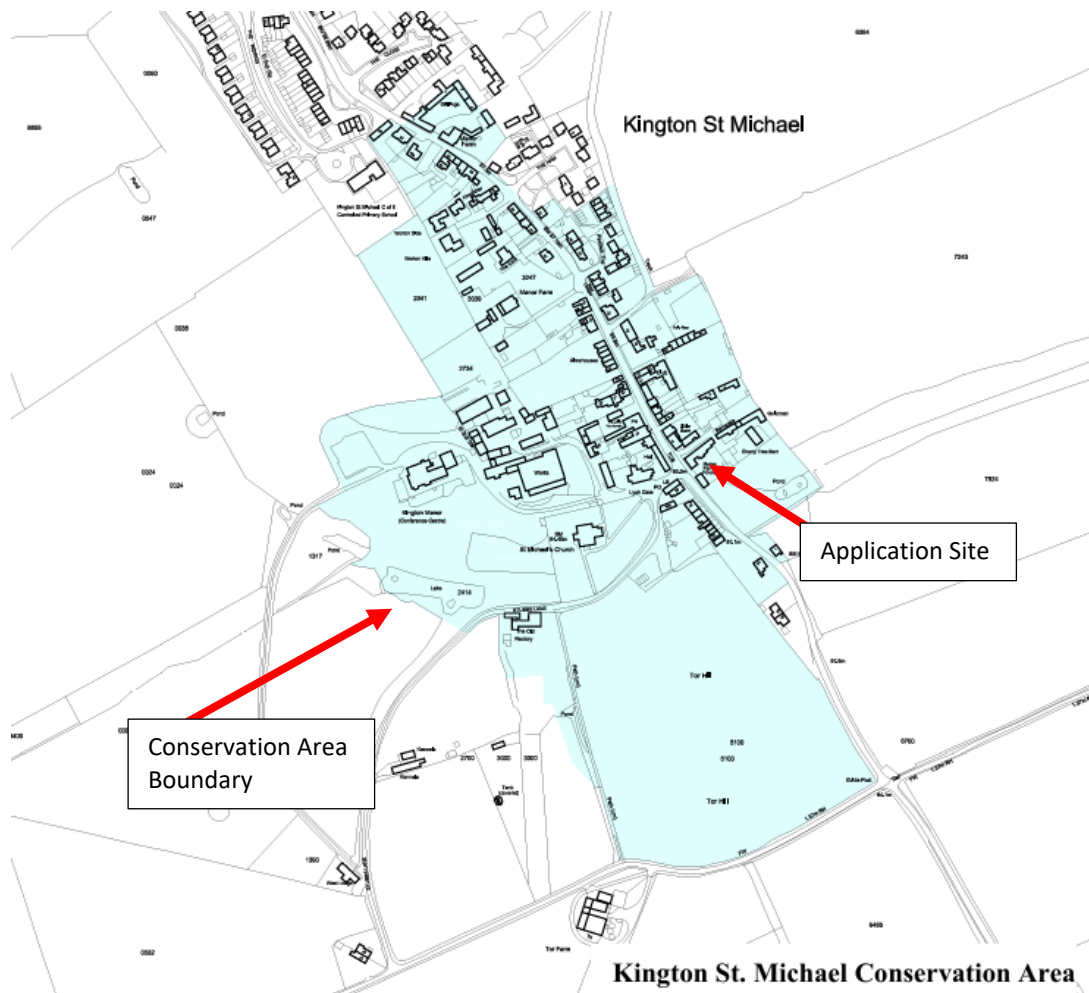


Farrow & Ball French Gray



Farrow & Ball Treron

- 5.16 The application property lies within the village Conservation Area, which is identified on the map below, however the proposed development will have a neutral impact on the character and appearance of the designated heritage asset.



Map of Kington St Michael Conservation Area

- 5.17 In line with the requirements of the Planning (Listed Building and Conservation Areas) Act 1990, Core Policy 58 of the WCS seeks to ensure that new development protects, conserves and where possible enhances the historic environment. The proposed works to Home Farmhouse are considered to be sympathetic to its appearance and overall significance, and will have a neutral impact on the character and appearance of the Conservation Area, and will therefore conserve the historic environment. The application therefore accords with the objectives of national legislation and policy and the policies of the Local Plan.

6.0 CONCLUSION

- 6.1 The application seeks listed building consent for minor works to the Grade II Listed Home Farmhouse, Kington St Michael, Chippenham, Wiltshire, SN14 6HX. The works involve the replacement of an internal wall, replacement of two external doors, and the painting of external windows and doors. The proposed works are considered to be sympathetic to the appearance and significance of the listed building and will have no impact on the character and appearance of the Conservation Area. It is therefore respectfully requested that listed building consent be granted.