



Design & Access Statement

PACKHORSE CORNER, PACKHORSE

November 2025

CONTENTS

INTRODUCTION

SITE AND SURROUNDINGS

PLANNING HISTORY

PROPOSED DEVELOPMENT

PLANNING POLICY

PRINCIPLE OF DEVELOPMENT

DESIGN, CHARACTER AND APPEARANCE

HERITAGE

PRE-APPLICATION ENQUIRY

CONCLUSION

APPENDICES

APPENDIX A: Flood Risk Assessment (FRA)

APPENDIX B: Window Repair Method Statement

APPENDIX C: Pre-Application Response

APPENDIX D: Conservation Officer Pre-application Comments

INTRODUCTION

BL design studio Ltd have been instructed by Mr Matt Hance & Mrs Sam Betts to submit a Householder Application with Listed Building Consent to Wiltshire Council in accordance with the Town and Country Planning Act 1990 and the Planning (Listed Building and Conservation Area) Act 1990.

This application seeks to gain permission for a series of internal alterations, repairs, replacement windows and extension to an existing garage building at Packhorse Corner.

The application documentation to support this application is listed below and is to be viewed in conjunction with the information contained within this Design & Access Statement:

- Design and Access Statement
- Flood Risk Assessment (FRA)
- Heritage Statement
- Topographical Survey
- 24.026-01 Existing Location Plan, Site Plan and Garage
- 24.026-02 Existing Floor Plans
- 24.026-03 Existing Elevations and Sections
- 24.026-04 Existing Elevations and Sections
- 24.026-10 Proposed Location Plan, Site Plan and Garage
- 24.026-11 Proposed Floor Plans
- 24.026-12 Proposed Elevations
- 24.026-13 Proposed Elevations
- 24.026-14 Proposed Sections
- 24.026-20 Window Details
- 24.026-21 Snug Staircase Details
- 24.026-22 Main Staircase Details
- 24.026-23 Bedroom 3 Details
- 24.026-24 Supporting Details
- 24.026-25 Flood Barrier Details

Pre-application advice was sought prior to the submission of this application. This Design & Access Statement includes information which formed part of the pre-application cover letter and has been amend as necessary to respond to the response the client received (refer to Appendix C & D).

To streamline the review of the application the Conservation Officers comments have been summarised in a new 'Pre-application Enquiry' section and a response has been provided as to how we have addressed/responded to these comments along with references to the relevant drawing information.

SITE AND SURROUNDINGS

The application site is located between Packhorse Lane and Cricklade Road, is accessed via vehicle for Cricklade Road to the west of the site and extends to 0.17ha.

The site comprises of the semi-detached dwelling of Packhorse Corner, outbuildings and established residential curtilage along with a handful of other properties nestled with parcels of agricultural land.



Fig 1.0 aerial view of site (Google Maps)

The village of Purton is approximately 1 mile to the south, with Cricklade 2.5 miles to the north.

Packhorse Corner is a Grade II listed building, statutory listed in April 1986. The Historic England list entry for the dwelling states:

Group of 5 cottages, now 3 cottages, 1605 and later. Two parallel blocks with linking block forming Z plan. To rear, Packhorse Corner, formerly Nos. 2-4. Timber framed with thatched roof. Nos. 5 and 6 now against road, colour washed limestone with brick quoining and thatched roofs. All 1 storey and attics. C20 doors under thatched open porches. Timber casement windows. Thatch swept over 8 dormers and hipped at ends. No. 6 formerly housed a smithy.

The Site is located with Flood Zone 1 where there is a very low risk of flooding for rivers and seas and a low risk of flooding from surface water according to GOV.UK flood data. However, it should be noted that due to poor surface water drainage in this location, Packhorse Corner and the adjoining properties have been subject to significant flooding in periods of heavy rainfall. The owners and their neighbours are currently in discussions with the council to rectify this with the hope that drainage channels can direct water onto neighbouring farm land where it can dissipate quickly and help protect the properties.

That said, this process is ongoing and we have therefore suggested measures to aid with the protection of the property from flood water until such long-term measures are agreed.

PLANNING HISTORY

A planning history search was carried out via Wiltshire Councils Planning Register and the following information was obtained:

N/96/02168/FUL - Erection of single storey garage/store garage/store
Decision Notice dated 02/01/1997
ENQ/2025/00731 - Pre-application enquiry

PROPOSED DEVELOPMENT

Approval is sought for the internal alterations, repairs, replacement windows and extension to an existing garage building.

The alterations are believed to be modest in nature and aim to refresh the property as it is evident that the previous owners did little in terms of decoration and maintenance.

The majority of the proposals have little to no impact of the historic fabric and are either cosmetic or involve adjustment to modern partitions which are of poor construction.

The existing staircase is proposed to be replaced and reconfigured to allow the landing area to be opened up and remove the split-level landing while working within the confines of the existing timber beam. This will help open the entrance hall up and improve head height in the ground floor corridor.

Externally, it is proposed to simplify the foul drainage and enhance the surface water drainage in order to protect the property from flood damage. This will be done by redirecting one SVP and implementing some French drains to move surface water away from the property in problem areas.

It is proposed to demolish an existing storage shed of poor quality and extend the existing garage building to provide replacement storage and also southern roof space for a PV array to provide a sustainable electricity supply. The existing aesthetic is to be replicated using timber framing and brick infill panels with clay tiles to the roof.

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; any local finance considerations, so 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.

The Development Plan in terms of Section 70(2) and 38(6) of the Acts comprises the Wiltshire Core Strategy Development Plan Document ('the plan') adopted in January 2015.

In respect of other material considerations, the revised National Planning Policy Framework (the Framework) revised December 2024, sets out the Government's planning policies for England and how these are expected to be applied. The Framework 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.



Fig 2.0 photograph of south east elevation

PRINCIPLE OF DEVELOPMENT

Policy SD1 confirms that the Council will take a positive approach when determining proposals that reflect the presumption in favour of sustainable development within the Framework. The policy also establishes that applications that are in accordance with the Local Plan will be approved without delay unless material considerations indicate otherwise.

Packhorse Corner lies outside of any settlement boundary; therefore, the site is considered to be located in the countryside for planning purposes.

The proposed works relate to an extension to an existing residential dwellinghouse; therefore, the principle of development is considered acceptable provided it accords with the other plan policies – in this case Policies EM10 and EM11.



Fig 3.0 photograph of north west elevation

DESIGN, CHARACTER AND APPEARANCE

Policy EM10 states that all development proposals will be of high-quality, based upon a robust design-led approach. Development proposals will be permitted where they positively contribute to local distinctiveness, the sense of place and the existing street scene, taking into account the local character and distinctiveness of an area.

The supporting text of EM10 advises that extensions to residential properties will be assessed using the criteria in part (2) of the policy (commentary in red):

'All development proposals will be required to respect the local environment and amenities of neighbouring properties in accordance with the principles set out below. Development proposals will be permitted where they:

Positively contribute to local distinctiveness, the sense of place and the existing street scene, taking into account all relevant SPDs and community documents that identify the local character and distinctiveness of an area which is valued by local communities, whilst allowing for innovation where appropriate;

The proposed garage extension is single-storey and will be located to the south-west elevation of the existing garage, a subservient outbuilding within the curtilage of an existing listed building.

'Provide a high quality of amenity for occupants of developments and neighbouring properties, having regard to such issues as overlooking, access to natural light, outlook and amenity space, in accordance with the Design and Sustainability SPD;

The proposed extension will provide additional storage space for the applicants partially offset by the removal of a timber storage shed of poor quality and aesthetics. This will comprise of one enclosed bay and one open bay. There is sufficient natural light, and the development will not have an adverse impact on neighbouring properties.

Have due regard to the density, scale, layout, appearance, architectural detailing, materials and history of the surrounding area, and the relationship to neighbouring buildings, landscape features and heritage assets;

The proposed garage extension has been designed match the size, massing and proportions of the existing single-storey garage and will be constructed from traditional materials to match the existing dwelling. The extension will be seen as subservient to the existing dwelling of Packhorse Corner.

'Are visually attractive as a result of good architecture;

The proposed garage extension has been designed match the size, massing and proportions of the existing single-storey garage and will be constructed from traditional materials to match the existing dwelling. The extension will be seen as subservient to the existing dwelling of Packhorse Corner.

Provide appropriate parking provision (including bicycle storage), in terms of amount, design, layout and location, in accordance with the adopted parking standards; and

The proposed development will not have any impact upon the existing parking provision. There is sufficient space within the curtilage of the dwellinghouse for the parking and turning of vehicles.

'Provide appropriate internal and external waste and recycling storage areas and accessible collection points for refuse vehicles, in accordance with the Design and Sustainability SPD, in order to promote effective recycling and disposal of household and commercial waste.'

The proposed development will not have any impact on the existing waste storage and collection points within the site. There is sufficient space within the curtilage of the site for the storage and collection of waste and recyclable waste.

The proposed development is of an appropriate scale to allow the applicants to meet their current and future needs. The proposed extension will have no adverse impact on the setting, the space occupied within the plot boundary, the local rural character or the historic interest of the building and its setting. The site is bound with mature vegetation and additional buildings which screens the site from the neighbouring properties and from the village. There is the opportunity to supplement this with new planting where necessary.

The application site is large enough to accommodate the proposed development and alteration, allowing continued use of the private amenity space for the current occupiers. The development would not affect the neighbours through overlooking, loss of privacy or overbearing nature, due to the minimal scale of the proposed development.

HERITAGE

Policy EM11 is concerned with the protection of the historic environment. All development must conserve or enhance the quality of the borough's heritage assets in a manner appropriate to their significance.

Packhorse Corner is a Grade II listed building and was added to the Historic England list in April 1986.

It is considered that the proposed works will not cause harm to the special architecture and historic interest of the designated heritage asset whilst allowing the house to continue to be developed to suit the requirements of the owners.

The scheme therefore does not conflict with Section 70(2) of the Act and would preserve the character and appearance of Packhorse Corner. Consequently, the scheme accords with LP Policy EM11 and Section 16 of the Framework.

A Heritage Statement has been prepared by Ridgeway Heritage Consultancy on behalf of the client.

PRE-APPLICATION ENQUIRY

Prior to the submission of this application, a pre-application enquiry was made in order to establishing the likely success and support of the proposed repairs and alterations especially when considering the listed status of the property in question.

The pre-application clarified that:

'The proposal is considered to be acceptable in principle and to have some merit, however it is unlikely that it could be supported as submitted without changes. This response sets out where concerns are raised, although it should be read in conjunction with the separate responses provided by the Council's technical specialists.'

Design, Visual Amenity and Heritage Considerations: The Conservation Officer comments have been addresses separately.

Neighbour Considerations: It is noted that a consultation period will form part of the formal application process where neighbours may raise concerns although we believe due to the sensitive nature of the proposals and the enclosed nature of the site, this is unlikely.

Drainage and Flood Risk Considerations: The site is located within Flood Zone 1 although due to surface water flooding a proportionate FRA has been provided.

North Meadow SAC: No new residential accommodation is proposed on site and therefore no financial contribution is required.

Biodiversity Net Gain Considerations: The works proposed under this application are deemed to be exempt from the requirements of BNG due the application being that of Householder and no new dwellings are proposed.

In addition to the above information the following supplementary advice was requested:

1. Heritage Statement – please refer to submitted HS
2. Flood Risk Assessment – please refer to Appendix A
3. Joinery Sections – please refer to submitted drawings information

Conservation Officer Response

In addition to the above information provided by the Case Officer, the CO provided an in-depth assessment and comments regarding the impact of the proposals on the significance of a designated heritage asset. The key points are summarised below for clarity:

Garage

- 3 bay extension would compete with the cottage
- Enlargement of the scale presented would have a detrimental impact

Timber Frame Repairs

- New cill to living room window requires Listed Building Consent.
- Provide elevation drawings showing all timber repairs.

Flood Protection

- Prefer external slotted steel flood barriers (ideally on modern porches).
- Avoid replacing internal doors.

Internal Insulation

- Proposed wood fibre with lime plaster is acceptable (Include ventilated cavity), or
- Use insulated lime plaster directly to wall (similar U-value).

Staircases

- Main staircase (central hall): Replace awkward modern stair with improved side-rising design to landing in former Bedroom 2. Provide detailed drawings and sections.
- North range staircase (snug to bedroom): Current straight flight compromised by beam and roof slope. Recommend a compliant stair, turning top treads onto adjacent landing to avoid beam conflict.
- Historic winder staircase (to middle bedroom): Replace bedhead frame with new handrail and baluster. Acceptable subject to details.

Partitions / Bathrooms

- Minor changes to modern partitions and new fittings acceptable subject to details.
- New SVP for middle ensuite: Route via inner elbow of L-plan and connect to NW external drainage runs.

Bedroom 3 Vaulted Ceiling

- Remove ceiling below truss collar, form vaulted ceiling.
- Finish with lime plaster on lath to follow irregular rafters.
- No insulation required (thatch provides thermal layer).

Lime Plaster (Dining Room & Snug)

- Remove plasterboard.
- Reskim walls with lime plaster to improve breathability.

Windows

- Non-traditional casements (utility & first-floor ensuite): Replace with traditional casement windows with slim double glazing and glazing bars. Leaded lights not required.
- Traditional windows elsewhere: Must be retained and repaired.

South Elevation Damp Mitigation

- Existing raised patio causes moisture build-up.
- Lower ground levels and/or install French drain.
- Approach acceptable subject to detail.

Garage

In light of the Conservation officers' comments, a reduction in the size and scale of the garage extension has been presented, removing one of the open bays reducing the overall extension to two bays.

As previously stated, the additional storage is required to offset the removal of the timber shed, which is in poor condition and aesthetically not in keeping with the rest of the development. The removal of one bay addresses the CO's comments and also provides suitable roof space to support a PV array to help offset the electrical costs of running the property.

We therefore feel that the proposals have suitably balanced the CO's comments and clients requirements while respecting the character and hierarchy of the development.

Timber Frame Repairs

As part of the on-going care for Packhorse Corner, the client appointed a specialist to carry out a timber-by-timber visual inspection of the structural frame, its components and several areas of concern were identified, specifically, severe sections of rot caused by damp or woodwork.

As a result of these findings, a series of timber repairs have been carried out to ensure that the issues do not spread and rest of the frame is protected. For clarity, the submitted elevations have been updated to reflect the areas where the timber has been replaced along with a photograph record.

Once the areas had been identified, a moisture meter and probing tools were used to determine the extent of decay. The decayed timber was then carefully cut back to sound wood using hand tools to minimise loss of historic fabric. This allows for as much of the original timber frame to be retained, only removing material that has lost structural integrity.

Once the decayed timber has been removed, brushed clean & vacuumed, new matching timber sections were cut & spliced into place using traditional scarf or mortice-and-tenon joints and secured with either concealed stainless steel fixings or traditional oak pegs.

The new sections of timber have yet to have a finish applied so as to match the existing black finish. It is proposed to use a suitable breathable protective finish such as linseed oil paint and all junctions are detailed to prevent moisture traps.

Flood Protection

The surface water flooding issues have been identified within the Flood Risk Assessment (FRA) which forms Appendix A of this statement.

In order to help protect the house and limit potential damage to the structure and internal features of the property resulting from surface water flooding, it is proposed to fit demountable flood barriers (Floodtec Nautilus 300) to three original doors.

The system will consist of slim, powder-coated black aluminium runners, which will be securely fixed into the adjacent brickwork rather than the historic timber frames. The flood barriers will remain removable and will only be deployed during periods of flood risk, ensuring that the installation has minimal visual impact and remains fully reversible.

The original doors are recognised as an important element of the building's character, and will remain entirely unaltered. Where possible, fixings will be made into existing mortar joints to further reduce disturbance to the historic brickwork. This proposal is essential to provide effective flood protection while safeguarding the architectural integrity and heritage value of the property.

A Listed Building Consent application (PL/2025/04312) was recently approved for '*two flood barriers installed on the two front doors of the cottage. All that will be fixed are the guide panels which will be coated in black to be fixed against the existing black timber surrounding the doors. These are the guides for the boards if another flood was to occur.*' At No.5 Packhorse.

Details have been provided as to the method and location of fixing,

Internal Insulation

The external walls to the proposed utility & master en-suite are single skin brickwork panels set with the timber frame. It is proposed to line the inside face of these walls to improve their thermal performance as these rooms have multiple external walls are exposed to south westerly winds making colder than other spaces.

There are two possible options when looking to insulated an existing wall internally.

The first is to use an Insulating lime render plaster such as Cornerstone. Lime render plaster combines rendering, insulation, and dehumidification in a single product. This lightweight render is designed with low compressive strength, excellent flexibility, high vapour permeability, and enhanced thermal performance.

Alternatively, the wall could be lined with a timber studwork with a woodwool fibre insulation set between the studs, wood fibred board would then be fixed over and finished with a lime plaster, ensuring there is a ventilated cavity between the secondary studwork and existing external wall. This will provide additional insulation while maintaining breathability.

Due to the mixture of timber and masonry within the existing external wall along with the uneven surfaces & line of wall, it is proposed to implement the later method of timber studwork with wood fibre boarding. This will provide better insulation with the property which also creating a straight surface from which to install the fitted joinery for the utility. The timber stud zone and cavity can also be used to conceal the required services runs.

Staircases

It is proposed to replace 2 staircases within the cottage as part of this application.

The first is to replace the existing modern central staircase with a new u-shaped stair to help improve circulation and remove the awkwardness present on the main hallway/corridor. This will also help circulation at first floor and remove some of the modern timber studwork that is of poor quality.

The existing metal framed & timber tread staircase located in the snug, is a clear modern addition without a handrail and compromised head height at the bottom due to an existing beam and, at the top due to the sloping ceiling.

This is to be replaced with a building regulations compliant timber staircase which risers on a return at the top of the staircase to provide suitable head height. This will require some trimming out of the existing first floor timber, although this is deemed appropriate to provide a safer staircase.

A series of 1:20 details & 3D views have been presented to provide clarity on the proposals and support this approach.

Partitions / Bathrooms

All internal partitions affected by the proposals are modern additions of very poor quality with no historic value. New timber stud partitions lined with plasterboard and packed with acoustic quilt will be installed as indicated on the submitted plans.

The existing SVP from Bed 2 ensuite is to be redirected as indicated on the submitted plans.

Bedroom 3 Vaulted Ceiling

In order to improve ceiling height in Bedroom 3 it is proposed to remove the flat ceiling and line the underside of the existing rafters. This will allow for the central truss which supports the purlins to be exposed and made a feature of the space.

The underside of the existing rafters will be lined with lath & lime plaster. Sectional information & details have been provided within the submitted drawings.



Fig 4.0 photograph of existing roof space (looking NE)



Fig 5.0 photograph of existing roof space (looking SE)

Lime Plaster (Dining Room & Snug)

The southwest walls of the dining room and snug have been lined with gypsum plaster, presumably by the previous owner. This needs to be removed in order to re-instate the breathability of the wall and ensure moisture can escape. A new lime plaster coating can then be applied.

The works will begin with protection of floors, joinery, and adjacent finishes using dust sheets and protective sheeting. Existing gypsum plaster will be carefully removed by hand using non-impact tools to avoid damage to underlying masonry and surrounding historic fabric. All debris will be collected and disposed of off-site in accordance with local waste regulations. Once the substrate is exposed, it will be inspected, cleaned of dust and loose material, and lightly dampened to control suction. A three-coat lime plaster system will then be applied, consisting of a base

(scratch) coat, an intermediate (float) coat, and a fine finish coat, using traditional lime putty. Each coat will be allowed adequate time to cure before subsequent layers are applied, ensuring good adhesion and long-term durability. The finished surface will be breathable, sympathetic to the historic fabric, and appropriate for use in a listed building.

Windows

It is proposed to replace several windows in the dining room, utility & master en-suite to the with new timber casements fitted with Slimlite glazing.

1:20 elevations of the windows proposed for replacement have been provided along with 1:10 details of the cills, jambs, heads and glazing bars.

The remaining existing windows will be stripped of the existing layers of paint and redecorated with black paint as per the existing finishes. A method statement for the redecoration & repair has been provided in Appendix B.

South Elevation Damp Mitigation

As mentioned above, the SVP serving Bed 2 ensuite is being re-directed to connect into the rest of the foul drainage system as this is the only pipe running off the back of the property. This is to allow for the lowering of the external terrace to the southeast elevation of the property which is above FFL at present. In addition to this the implementation of a French drain will allow surface water to be collected and transported away from the property rather than running into the side of the property and being absorbed by the walls leading to damp issues.

The submitted plans show the location of the French drains and a detail has also been provided

CONCLUSION

The Planning (Listed Building and Conservation Areas) Act 1990 sets out the statutory approach and requires special regard to be given to the desirability of preserving a listed building and any features of architectural or historic interest it possesses and its setting under Section 66 – a matter the Courts have held should be afforded considerable importance and weight. The statutory approach is reflected in Policy L9 of the Local Plan. Paragraph 199 of the National Planning Policy Framework (NPPF) says when considering the impact of development on the significance of a listed building, great weight should be given to its conservation whilst para.195 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

The proposed development to Packhorse Corner represents an enhancement to residential amenity at the site, and there are no material impacts that would indicate permission should be refused. Nor does this proposal conflict with the development plan.

APPENDIX A

FLOOD RISK ASSESSMENT (FRA)

1.0 BRIEF

1.1 Scope and Limitation

This is a Flood Risk Assessment Report limited in its scope to the task as noted below. We have not investigated areas or problems which are not relevant to the task unless noted in the report. The report has been prepared in accordance with the Client's request and therefore any liabilities which may arise are restricted to the Client.

1.2 Orientation

For the purposes of this report, unless otherwise stated, all references (including maps, drawings etc.) are oriented North at the top of the page.

1.3 Site Address

Packhorse Corner, Packhorse, Purton, Swindon, SN5 4HU

1.4 Brief

The proposal for this site is the erection of a single storey rear extension to the rear of an existing mid-terrace dwelling. The site lies in Flood Zone 1, as indicated by EA mapping for the area.

1.5 Information sources

Association of British Insurers - Flood Resilient Homes; What homeowners can do
Flood Resilient Homes - What homeowners can do to reduce flood damage

British Geological Survey Mapping [BGS Geology Viewer - British Geological Survey](#)

Department for Communities and Local Government - Planning Policy Statement 25: Development and Flood Risk - Practice Guide

Strategic Flood Risk Assessment - Wiltshire Council. May 2019

Where applicable and identified, this report, "Contains Environment Agency information © Environment Agency and database right.

Ministry of Housing, Communities & Local - Government National Planning Policy Framework. March 2012.

2.0 BACKGROUND INFORMATION

2.1 Introduction

As set out in the 'flood map for planning' section of the .GOV website, Packhorse Corner is identified as being located in Flood Zone 1.

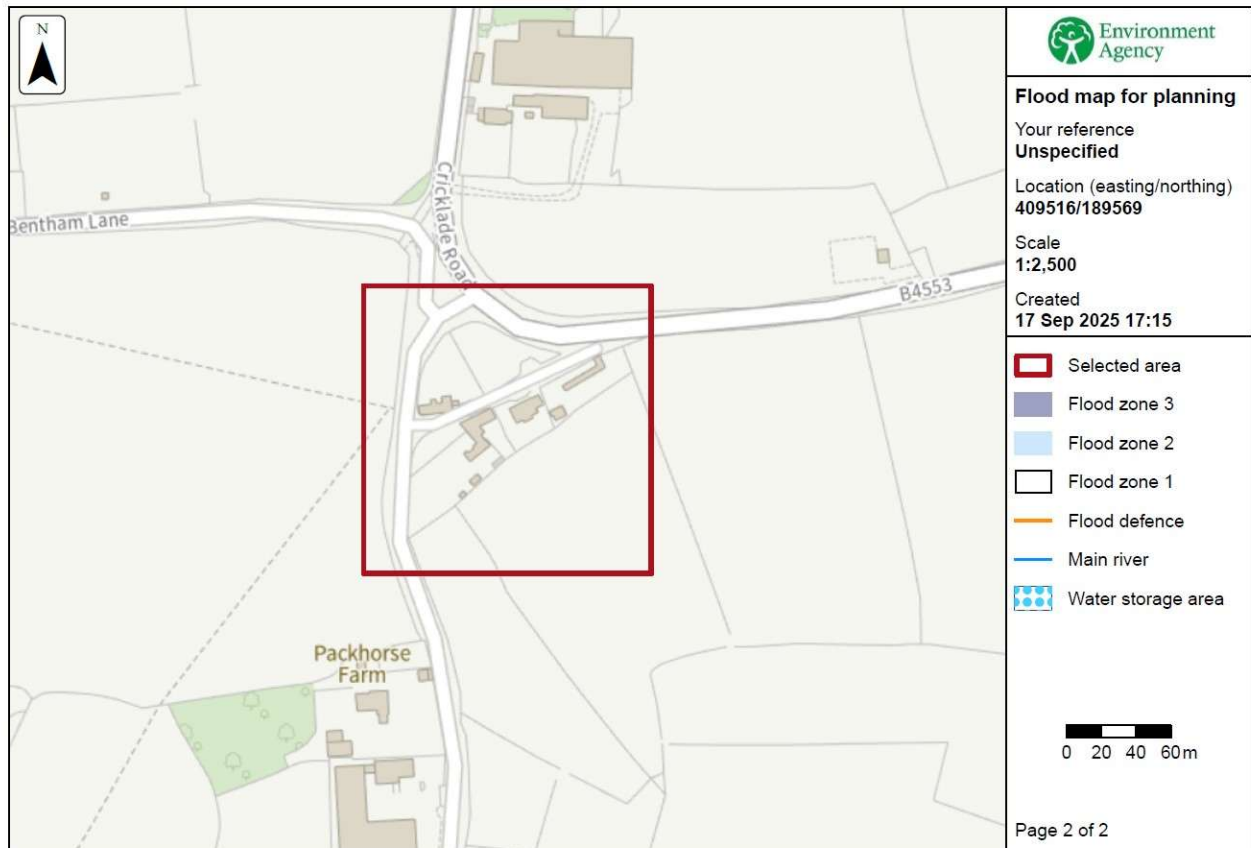


Fig 2.1.1 flood zone map, Environment Agency

Developments in flood zone 1 that are less than 1 hectare (ha) only need a flood risk assessment (FRA) where:

- land has been identified as having critical drainage problems
- land is identified in the local planning authority's (LPA) strategic flood risk assessment (SFRA) as being at increased flood risk in future
- it would increase the vulnerability classification and land may be subject to sources of flooding other than rivers or sea

The site area of Packhorse Corner is 0.16ha as indicated on the submitted location plan, and had been subject of surface water flooding on several occasions along with the neighbouring properties.

2.2 Vulnerability Classification

An inspection of the planning practice guidance confirmed that the development would fall into the 'More Vulnerable' classification due to the proposed use of the site for a dwelling house.

2.3 Consistency with Local Plan

No information has been provided to indicate that the proposed works will be contrary to the Local Plan and as such, it is assumed that this is not an issue for the site.

2.4 Selection of Site

The standard requirement for site selection is the provision of suitable evidence to show that the Sequential Test or Exception Test have been applied in the selection of the site, relevant to its development types.

The National Planning Policy Framework defines the aims of the Sequential Test as steering new developments to prioritise the selection of sites to be those with the lowest probability of flooding. However, it should be noted that for a minor development there is no requirement to provide or undertake a sequential test. As an exception test is only required following on from a sequential test, the lack of a requirement for an exception test by implication means that a sequential test is not required for a minor development.

This site is located within the Flood Risk Zone 1, which is suitable for the applicable development.

	Essential Infrastructure	Water compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	✓	Exception Test required	✓	✓
Zone 3a	Exception Test required	✓	✗	Exception Test required	✓
Zone 3b functional floodplain	Exception Test required	✓	✗	✗	✗

2.5 Geology

An inspection of the British Geological Survey Information for the area indicates the following:

Bedrock geology - Oxford Clay Formation; Mudstone. Sedimentary bedrock formed between 166.1 and 157.3 million years ago during the Jurassic period.

2.6 Consultation

A consultation was undertaken with the Local Authority and also with the Environment Agency.

A request for flood risk assessment data (product 4) to the EA and the receipt of this information is pending.

The Local Authority for the area, Wiltshire Council, could not provide any information on levels and the potential sources of flooding other than suggesting that the local strategic flood risk assessment could be of some use. On review of this document there is no specific information relating to the site in question or its surrounding area.

3.0 FLOOD RISK ZONE/ ENVIRONMENT AGENCY INFORMATION

3.1 Flood Zone Definitions

The following flood zone definitions are normally adopted:

Flood Zone 1 is defined as having a 'Low Probability' of flooding and incorporates areas where the annual probability of flooding is lower than 0.1 %. Planning Policy Statement 25 (PPS25) imposes no constraints on the type of development within Flood Zone 1.

Flood Zone 2 is defined as 'Medium Probability' with an annual probability of flooding between 0.1 and 1.0% for fluvial and 0.1 and 0.5% for tidal and coastal flooding. PPS25 recommends that Flood Zone 2 is suitable for most types of development except for 'Highly Vulnerable' land uses.

Flood Zone 3 is defined as 'High Probability' with an annual probability of flooding of 1.0% or greater for fluvial and 0.5% and greater for tidal or coastal. PPS25 recommends that appropriate development is based upon a further classification of Flood Zone 3 into 3a High Probability and 3b Functional Floodplain (where water has to flow or be stored in times of flood).

3.2 Flood Risk Summary

The long-term flood risks to the site are identified and assessed as the following based on information provided on the .GOV flood risk website:

Surface Water - Yearly chance of flooding from is categorised as 'very low', rising to 'low' between 2040 and 2060.

That said, the following flop map shows the risk of surface water to parts of the site and the surrounding area as high risk.

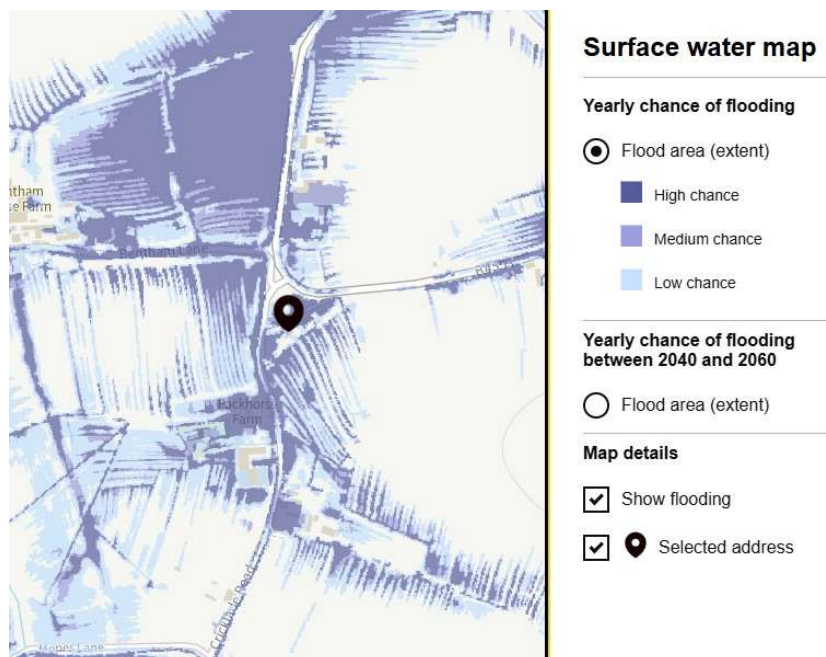


Fig 3.2.1 surface water map, .GOV website

Rivers and the Sea – Yearly chance of flooding is categorised as ‘very low’ and is deemed to remain ‘very low’ until at least 2069.

Groundwater – Is deemed as unlikely in this area

Reservoirs – Is deemed as unlikely in this area

3.3 Historic Flood Levels

The Environment Agency has been contacted and this information is yet to be provided.

However, during periods of heavy rainfall, the water table has risen and caused internal flooding within the building. The flooding was mainly due to water rising from the ground although some was due to the fact that the property sits at a lower elevation than some of the surrounding land, which led to water flowing towards the dwelling and seeping through the external doors of the northwest and southwest elevations.

The first incident occurred during Storm Babet in October 2023, resulting in an internal flood depth of approximately 200mm. The second incident took place during Storm Bert in November 2024, with an internal flood depth of around 80mm.



Fig 3.3.1 aerial photo of flooding, Nov 2024



Fig 3.3.2 road outside entrance to Packhorse Corner, Nov 2024



Fig 3.3.3 rear garden, Nov 2024



Fig 3.3.4 clearing water at back door, Nov 2024

4.0 FLOOD RISK

4.1 Site levels

The existing site level information can be viewed on the submitted topographical survey of the site. The ground level on the site itself drops approximately 0.35m from east to west where a drainage ditch is present before the road, which banks towards the site.

It is not proposed to alter any internal floor ground levels of the main dwelling in any way. The proposed garage extension will also maintain the same levels as the existing.

4.2 Flood flow routes

There is an opportunity and desire, to implement a French drain to the southeast perimeter of the building in order to create a flow route and catch surface water flowing downhill and into the side of the building and transport it away.

5.0 CONCLUSION

The available information for Packhorse places it within Flood Zone 1, with the potential for flooding being solely from surface water as demonstrated by the surface water mapping data and recent recorded events which due to climate change, are more likely to occur in the future.

Increased rainfall could have an impact on river levels and land as well as urban drainage systems. The increase in peak rainfall intensity poses a large threat of flooding as a result of climate change on the proposed development. Siting of the development, relative to the local watercourse, and the provision of suitable flood resilience provisions should be considered in the design of the property.

The proposed works are largely internal alterations and aesthetical in nature which have very little bearing with flood risk or prevention. The two key items which are focused on building protection from flood events are the implementation of external flood barriers and the reduction of terrace levels to align with internal floor levels with a French drain to collect and transport surface water away from the building and into an existing ditch network.

APPENDIX B

WINDOW REPAIR METHOD STATEMENT

INTRODUCTION

A Method Statement for redecorating timber frame windows in a listed building must prioritize the preservation of the historic fabric while achieving a durable finish. This statement focuses on minimal intervention and using appropriate materials.

INITIAL ASSESSMENT & PREPARATION

Inspection: Conduct a thorough inspection to identify all areas of decay, broken putty, loose glazing, and existing paint condition. Photograph all windows before work commences.

Protection: Erect scaffolding and netting as required. Protect surrounding areas (masonry, sills, and internal finishes) using plastic sheeting and dust sheets. Install necessary warning signs.

Glazing Check: Check all glass panes. Where glazing is cracked or loose, carefully remove the pane (documenting its position) and store safely for re-installment.

PAINT STRIPPING

Strategy: Utilize the least aggressive method possible to remove failing paint back to a sound base or bare wood, avoiding damage to the timber profile.

Techniques: Hand Scraping/Sanding: Use fine-grade sandpaper (e.g., P80 to P120) and sharp, hand-held scrapers to remove loose and flaking paint. Avoid power sanding, especially near delicate moldings.

Chemical Strippers (Use with Caution): If thick, multiple paint layers require removal, use a non-caustic, heritage-approved chemical stripper (e.g., poultice-type) with a neutral pH and minimal solvents. Apply strictly according to manufacturer instructions, allow time to work, and remove carefully with a plastic tool.

Lead Paint: If lead paint is suspected, adhere to all local health and safety regulations, using P3 respiratory protection and wetting the surface before stripping to minimize dust. Dispose of waste as hazardous material.

TIMBER REPAIR & PUTTYWORK

Timber Defects: Rake out rot and decayed timber. Apply a fungicidal treatment as required. Minor repairs should use an appropriate, reversible two-part wood filler. For larger areas, splice in new timber of the same species, profile, and moisture content, avoiding synthetic repairs.

Glazing: Carefully replace all missing or defective putty. Use a traditional linseed oil-based putty to match the existing profile and allow the required curing time (typically 7-14 days minimum before painting). Re-glaze any panes removed in Step 1.

Preparation: Lightly sand all bare timber and filled areas with fine paper (e.g., P180). Dust down thoroughly.

REDECORATION

Materials: Use a traditional, micro-porous paint system (e.g., good quality solvent-borne or modern water-based microporous exterior trim paint) that allows the timber to breathe, minimizing the risk of future paint failure and rot.

Application:

Primer: Apply one coat of appropriate primer (e.g., aluminium primer for bare timber knots, or a general-purpose wood primer) to all bare wood and putty.

Undercoat: Apply one coat of undercoat. Allow adequate drying time between coats.

Topcoats: Apply two coats of the specified finish (topcoat) in the approved colour, ensuring complete coverage, especially on the bottom rails and joints. Keep the paint line neat on the glass by slightly lapping the paint onto the putty edge to create a protective seal.

HANDOVER

Final Check: Inspect the finished work for full paint coverage, sharp sightlines, and smooth operation of the sash/casement.

Clean Up: Remove all protective sheeting and dispose of waste materials appropriately, including hazardous waste (paint chips/dust) in sealed containers.

Documentation: Provide the client with records of the materials used (manufacturer/product name) and the maintenance schedule.

Note: All work must be carried out in strict accordance with the Listed Building Consent (LBC) granted by the Local Planning Authority and using approved materials only.

APPENDIX C

PRE-APPLICATION RESPONSE

Ben Lilley (Agent)
Ben Lilley (Agent)
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Marlborough
SN8 1PB

Development Services
Wiltshire Council
Tel: 0300 456 0114
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22 July 2025

Application No:	ENQ/2025/00731
Application Type	Pre-Application enquiry
Proposal:	Internal alterations, repairs, replacement windows and extension to an existing garage building
Location:	PACKHORSE CORNER, PACKHORSE, PURTON, SWINDON, SN5 4HU
Case Officer:	Brook Bishop

Dear Sir/Madam

I refer to your pre-application enquiry which was lodged/registered on 20 May 2025.

In response to your enquiry I hope you find the following information helpful.

Please note that this advice represents an officers' informal opinion based upon the information you have provided. It is given without prejudice to any decision the Council may make on any subsequent formal planning application. In particular, a planning application will be the subject of publicity and consultation in accordance with the Council's procedures which may bring to light additional issues, and as you will be aware, advice offered is based on the planning policies that apply at the time of writing.

SUMMARY OF OFFICER VIEW

The proposal is considered to be acceptable in principle and to have some merit, however it is unlikely that it could be supported as submitted without changes. This response sets out where concerns are raised, although it should be read in conjunction with the separate responses provided by the Council's technical specialists.

CONSTRAINTS:

- Listed Building: Grade II – PACKHORSE CORNER, AND NUMBERS 5 AND 6 [NHLE: 1023181]

- North Wessex Way [Swindon and Wilts HER: MWI78625]
- Public footpath [PURT31A]
- North Meadow SAC 9.4km recreational buffer
- Risk of Flooding from Surface Water 1 in 100 + Climate Change (40%)

RELEVANT PLANNING POLICIES:

Wiltshire Core Strategy: January 2015 (WCS):

- Core Policy 57: Ensuring High Quality Design & Space Shaping (CP57)
- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)
- Core Policy 64: Demand Management (CP64)
- Core Policy 67: Flood Risk (CP67)

North Wiltshire Local Plan – 2011 (Saved Policies)(NWLP)

Purton Neighbourhood Plan: Made 2018 (PNP)

Wiltshire Design Guide – March 2024:

- Appendix D – Design Guidance for Householder extensions

CONSULTATIONS:

The following internal specialists were asked for advice on your proposal –

- **Wiltshire Council's Conservation Officer** – Please refer to separate response to be provided together with this letter.
- **Wiltshire Council's Highways Team** – Please refer to separate response to be provided together with this letter.

ASSESSMENT

The enquiry proposal is comprehensive and covers a range of alterations. The primary focus is on the main house, with external repairs and internal alterations, while the other main part of the proposal is the extension of the existing garage/outbuilding.

Design, Visual Amenity and Heritage Considerations:

The main policies within the development plan against which the Local Planning Authority would assess the design of the proposal and any impacts on visual amenity and the historic environment are contained within Core Policies 51, 57 and 58. We have recently published and adopted the Wiltshire Design Guide (March 2024) which provides additional detail on the Council's expectations for achieving a high standard of design in householder developments.

Based on Wiltshire Council's Conservation Officer advice, the principle of the proposal is acceptable. There are, however, elements where some revisions will be necessary to avoid or minimise harmful impacts, as well as further details to ensure the Council can reach an informed decision. You are also reminded of the NPPF requirement that applicants describe the significance of heritage assets affected and the effect of the proposals on this significance with any harmful impacts clearly and convincingly justified.

Our Conservation Officer's letter of advice provides a comprehensive response to the individual elements of the proposal and where changes are requested - a copy of this will be provided separately. This feedback should inform your changes to the proposal prior to submission of any application, and any supporting information should set out clearly how the changes have addressed the concerns raised. For avoidance of doubt, it is unlikely that the proposal as submitted in this enquiry could be supported without changes due to the impact it would have on the significance of the listed building.

Neighbour Considerations:

The main policy consideration when it comes to effects on the living conditions of occupants and neighbours is Core Policy 57 (part vii) which requires all new developments to safeguard appropriate levels of amenity for existing and future neighbours and occupants.

The closest neighbouring dwellings to be aware of are adjoining 5 and 6 Packhorse. The proposal enquiry is minor in scale, relating mostly to internal alterations to the main house. It is considered that the proposal would not have significant effects on the living conditions of neighbours; however, please be aware that any formal application made to the Council will be subject to a consultation period during which the views of immediate neighbours and members of the public would be sought, and this may bring other issues to light that could not be anticipated during consideration of this enquiry.

Drainage and Flood Risk Considerations:

The main policy consideration against which the Local Planning Authority would consider flooding and drainage impacts is contained within CP67. During our site meeting we discussed the history of flooding in the area, and we understand that parts of the enquiry proposal seek to improve the flood resilience of the building and arrest deterioration due to historic flood damage. Wiltshire Council and Environment Agency records indicate the site is in Flood Zone 1, but that the area is at risk of surface water flooding. Wiltshire Council's drainage team were not invited to advise on the enquiry, however any formal application made to the Council should be accompanied by a site-specific Flood Risk Assessment (FRA). The FRA should be proportionate to the scale of development and the level of flood risk, and should consider how flood risk will be reduced on-site and off-site.

Highways Considerations:

It is understood that the proposal does not seek to alter the site's access and that the site would retain sufficient space for parking and turning of vehicles. The Council's Highways Team were invited to advise on the enquiry proposal and they indicated that there do not appear to be any concerns regarding highway safety that would prompt a highways objection.

North Meadow SAC:

The site is within the North Meadow SAC 4.2km recreational buffer and Wiltshire Council has published a North Meadow SAC Interim Recreation Mitigation Strategy (2023-2028). If any proposal would not create new residential accommodation on site, it is unlikely that a financial contribution to mitigate impacts would be sought. For further information and the amount of contribution that could be sought, please refer to our website (<https://www.wiltshire.gov.uk/article/1102/Biodiversity-and-development>).

Biodiversity Net Gain Considerations:

Please also be aware that biodiversity net gain (BNG) is a mandatory requirement under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to a pre-commencement condition that the development delivers at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. Further guidance is available on GOV.UK (<https://www.gov.uk/guidance/biodiversity-net-gain>).

CONCLUSION

The proposal enquiry is considered acceptable in principle, however it is unlikely that it would be supported due to harmful impacts on the significance of the listed building. Changes are requested to minimise and mitigate harmful impacts in order that the benefits of any proposal can successfully outweigh the level of harm. In respect of other matters, including neighbour amenity, highways and flood risk, subject to justification and details, no significant concerns are anticipated. We conclude that the proposal has some merit but will require some further work before an application is encouraged – we hope this response and that of our technical specialists will help you reach a successful outcome.

Supplementary Advice

You are advised that the following information should be provided to support any application:

- Heritage Statement/Heritage Impact Assessment
- Joinery sections (any replacement windows, doors, staircases etc.)
- Flood Risk Assessment
- Please also refer to our website for guidance on making an application, including our local validation checklists setting out the minimum information required to register your application (<https://www.wiltshire.gov.uk/article/1072/Apply-for-planning-permission>).

Building Regulations

It is likely that your proposal will require separate approval under the Building Regulations. The Building Regulations Team can be contacted on 0300 456 0113. They are happy to provide you with free Building Regulation advice on this proposal and discuss this project further. This will help to ensure that the final decisions are compliant with the Building Regulations and may help save you time and money.

Yours faithfully
Head of Development Management

Officer's Name: Brook Bishop
Planning Officer
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APPENDIX D

CONSERVATION OFFICER COMMENTS

ENQ/2025/00731

Site: Packhorse Corner, Packhorse, Purton SN5 4HU

Proposal: Internal alterations, repairs, replacement windows and extension to an existing garage building

Conservation Officer: Alex Marsh

Recommendations:

☒	Comment
☐	Support in principle subject to amendments to the scheme (as set out below)
☐	Support subject to conditions (as set out below)
☐	Object (for reasons set out below)
☐	No objections

Scope of comments: the following comments relate to the built historic environment.

Policy: 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. Sections 16 (LBC) and 66 (PP) require 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.

The NPPF outlines government policy, including its policy in respect of the historic environment. Section 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

Paragraphs 213 - 215 of the NPPF 2024 require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved.

Paragraph 210 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

Paragraph 219 Local Planning Authorities should look for opportunities for new developmentwithin Conservation Areas and the setting of heritage assets to enhance or better reveal their significance.

The Council's Core Strategy Policy CP58 '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."

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. Proposals are required to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) "enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development" and "responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting."

Historic England Advice Note 3 – The Setting of Heritage Assets set out advice for managing change within the setting of heritage assets.

Heritage Assets:**Packhorse Corner and No.5 & 6 Packhorse Lane Purton****Site and assets considered:**

Packhorse Corner is a modest one and half storey cottage dating from 1605. It was Z plan of originally 5 cottages which is now two cottages fronting the lane and Packhorse Corner to the rear. The buildings are a mix of limestone and timber framing with brick infill with thatched roofs.

Packhorse Corner Cottage is located in a small hamlet of properties around the junction of Cricklade Road and the B4553 Packhorse Lane about 2km north of Purton.

Proposal: Internal alterations, repairs, replacement windows and extension to an existing garage building

Relevant planning history:

N/A

Issues: The impact of an extension and solar panels to the existing garage block on the setting host listed building and the impact on the significance of the listed building from the alterations.

Significance of assets and contribution of setting: The NPPF defines significance as the “value of a heritage asset to this and future generations because of its heritage interest.

The interest may be **architectural**, or **historic as set out in the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 S 1**.

Significance derives not only from a heritage asset’s physical presence, but also from its setting.” Historic England assesses significance in a similar manner, referring to evidential, historic, aesthetic and communal values of a place.

In this case the significance of the building is evident in the historic fabric and architecture. Its vernacular form, single depth linked room layout, materials and architectural expression/detailing which have significant aesthetic and architectural interest.

Assessment:**Outbuildings:**

The cottage has a small outbuilding that is located to the south on the boundary with the adjoining field in the same ownership. This outbuilding is evident in the 1st edition OS Mapping and is constructed in timber frame infilled in brick with thatch roof. The outbuilding is curtilage listed but does not form part of the proposal.

Further to the west on the south boundary is a modern garage two bay faced in timber framing and brick with an internal cavity in block work and a tile half hipped roof. The garage doors are to the west end and in painted timber. Adjoining the garage block is a modern timber shed.

It is proposed to extend the garage with a further 3 bays. The adjoining bay to the existing garage is to replicate the infill timber exposed timber effect framing with brick infill and two open car port style bays with the roof extended over in clay tiles to match. It is also proposed to clad the south roof elevation of the new garage block in solar panels.

The existing garage is already a visible structure from the public footpath to the adjoining field. The garage forms part of the rustic character and appearance to the setting and local views from the field to the south with the cottage behind.

The impact of an extended garage block with side elevation extended to 13.3 m from about 5 m. would compete to a degree with the listed cottage behind

The extent of this enlargement would in my view have a detrimental impact on the setting and views of the cottage from the south field which is part to its established experience and its vernacular architecture and modest scale and proportions in the landscape are significant to its architectural and historic interest and setting.

While an addition to the garage of a further bay possibly two may be accommodated a three-bay extension more than doubling the existing building length is harmful.

Cottage Alterations:

Timber Frame Repairs: The cottage has ongoing repairs the timber framing with new section scarfed into the frame to replace rotten sections including as noted on the floor plan under the window to the living room. The new sill to the window needs Listed Building Consent and we would need an elevation with all timber repairs indicated.

Flood Doors: Flood prevention doors were suggested to replace existing internal doors. I would prefer honest slotted in steel flood prevention barriers externally and better were these are attached to modern porches rather than replacing internal doors. This would be an honest response to environmental factors in my view.

Internal Insulation: The proposed utility room and first floor bathroom to the west end of the cottage is proposed to have insulation to the single skin brick work and timber frame.

I note the proposed wood fibre board with lime plaster and would suggest this have a ventilated cavity between the new boarding and plaster and the existing wall. Alternatively, an insulated lime plaster directly to the internal wall appears to have similar U values to woodfibre and lime plaster.

New Staircases: The existing modern main staircase to the centre of the building is proposed to be replaced. This is a modern staircase with an awkward arrangement so that it rises to the centre of the hall backing onto the corridor to ground floor and then splitting from a half landing to serve left and right. A alternative arrangement is proposed so that the stairs rise to the side of the hall and turn in the hall to a landing in what is currently bedroom 2. The bedroom is modern subdivision, and this would be better stairs arrangement and open landing space. Details and sections for the new staircase will be needed.

The existing staircase to the north range from snug to bedroom are a modern straight flight and compromised at lower treads by the existing down stand beam and at the top by insufficient headroom into the slope of the roof. A couple of options are provided for a replacement straight flight staircase located either in a corridor subdividing the room which is not considered desirable or a door to the bottom of the staircase which is traditional approach in the circumstances.

I would advise they look to achieve a compliant staircase and look to turn the stair at the top couple of treads onto the landing adjacent the ensuite and this should assist in bringing the staircase forward in the ground floor room so it does not conflict with the down stand beam.

The existing historic winder staircase to the middle bedroom is to have a new handrail and baluster to replace an existing bedhead frame. This would be acceptable subject to details.

Partitions /Bathrooms: The existing ensuite three bathrooms on the first floor are proposed to have minor modification of modern partitions and new bathroom fittings. These proposals appear not to relate to any historic fabric of significance and would therefore be acceptable subject to details. A new SVP is required to ensuite bathroom in the middle of the L plan form. This is proposed to be taken out to inner elbow of the plan form to link with existing external drainage runs to the north west front of the cottage.

Bedroom 3 vaulted ceiling: The proposal is to remove the existing ceiling just below the truss collar level and to replace with a vaulted ceiling. The existing rafter to the thatch roof is simple mostly halved timber poles. These have been roughly created from section of tree branches and include substantial knots etc. The thatch is visible above these.

The approach to cladding these rafters will need to be carefully considered to follow the natural variation in rafters. A lime based plaster on a lathe would be the best approach to achieve this natural variation to vaulted roof slope rather than any plaster board or boarding approaches. Please note that no insulation woodfibre is required with a substantial thatch layer above.

Lime Plaster: Remove existing plasterboard to Dining room and Snug and reskim walls with lime plaster. This is supported as an approach to improve breathability of external walls.

Windows: The early /mid-20th century leaded casement window to the west end utility and first floor bedroom are non-traditional windows that have no significance. These windows can be replaced with traditional style window with slim double glazing in accordance with Historic England guidance Traditional Windows their Care, Repair and Upgrade.

The replacements should be a traditional casement style window with glazing bars but it is not necessary to replace leaded lights.

All the other windows in the property appeared to be traditional windows in good repair. These have significance and need to be retained and repaired as necessary. Thermal improvements can be achieved with secondary glazing.

The south elevation wall of the property has a raised patio level that allows build-up of moisture against the wall. It is proposed to introduce a French drain and lower the ground level in the vicinity. This is an established approach to reducing damp transference in external walls and while the lowering the ground levels maybe sufficient to relieve the damp issue subject to detail the proposal with French drain as well should be acceptable.

Summary: The NPPF confirms 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 (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

The cottage is a rare example of an early 17th century vernacular, modest and simple village property that uses vernacular materials and architectural form that are of significance. A number of proposals are proposed at pre app for which I have provided some advice above to assist in progress to an application.