

Kent End Farm, Ashton Keynes, Swindon

Heritage Statement

Erection of a Single Storey Side Extension

Location of Application: Kent End Farm, Ashton Keynes, Swindon, SN6 6PF

Planning Statement prepared by Isaac Price-Asante (Plan Env Ltd) 01 October 2025



Introduction

This Heritage statement has been written to accompany an application for 'Householder' planning permission for the construction of a single storey side extension on a residential site on Kent End Farm, Ashton Keynes, Swindon. This statement should be read in conjunction with all information submitted to the Planning Portal in support of this application. The application submission includes a design and access statement which covers the specific design and access matters in full detail.

Site Context

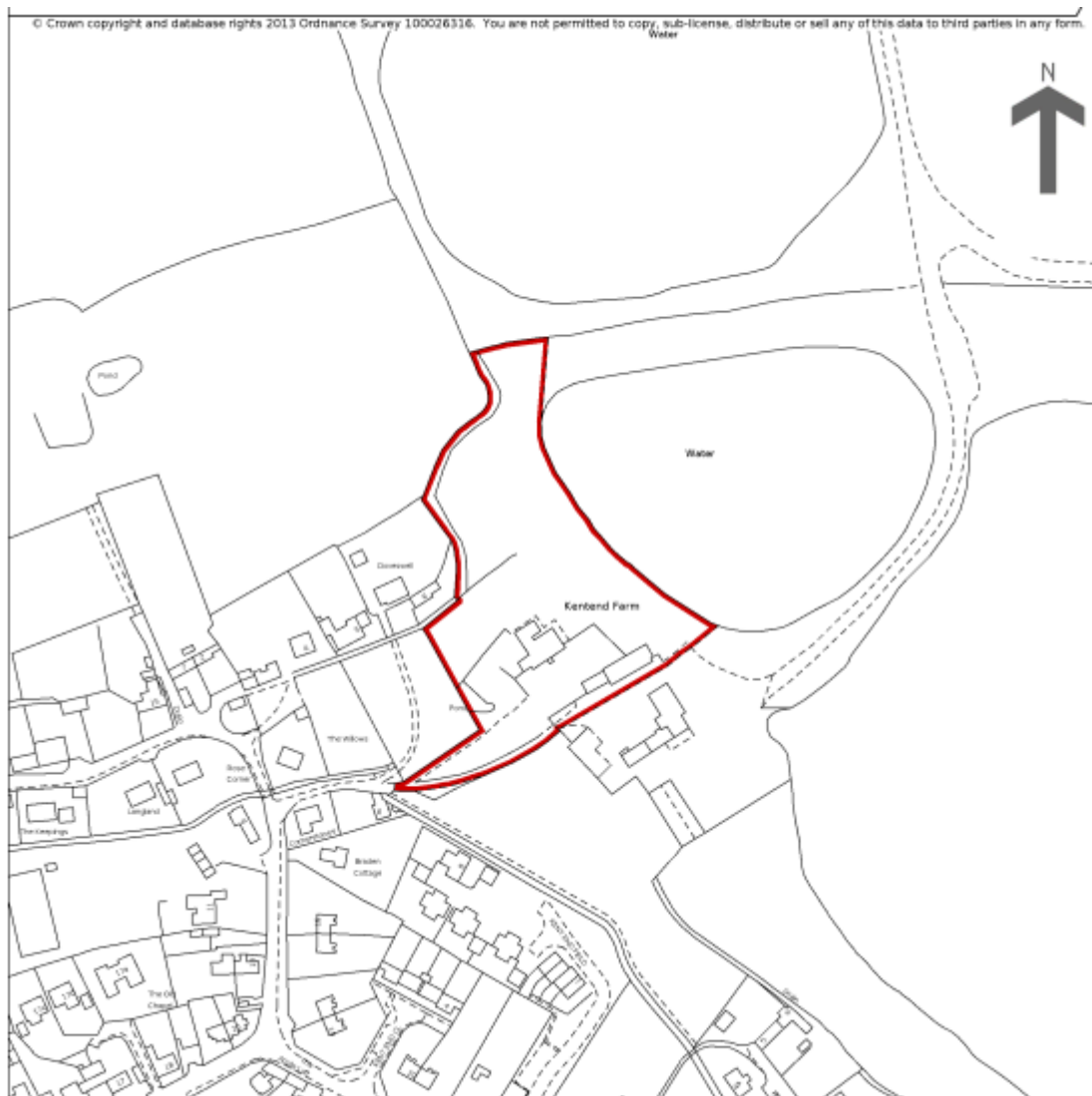
The site is set in substantial grounds within an established residential use located to the northeast side of Kent End and Fore Street within the village of Ashton Keynes, approximately 10km northwest of Swindon or 13km north east of Malmesbury in Wiltshire. The site is of rural in character surrounded by other properties in established residential uses and agricultural uses including Fox Cottage (no. 6 Kent End) which fall within the Ashton Keynes Conservation Area.

The building is a multiple L-plan stone house of 2½ storey in the southern part of the plot. The roof is of stone tiles laid in diminishing courses. The roof over the single storey rear appendage is flat with balcony guided by cast iron railing.



Aerial View showing the house

The access passes under a mature willow tree. Along the Thames Path are the residential properties comprising of No. 6 Kent End 'Fox Cottage', and a detached residential dwelling (7 Little Kent End). The site is bound also by large lakes to the north and northeast which the agricultural buildings, also under the demise of the Kent End Farm establishment, bounds the residential buildings to the north of the hammerhead of the Kent End Close *cul de sac*. The site lies within Flood Zone 1, despite it being bound by massive manmade lakes.



Site Location Plan

Planning History

There is no recent planning history in relation to this site.

Heritage identification

The site falls within the Ashton Keynes Conservation Area. There are several Grade II listed buildings within the wider Kent End and Fore Street area; including No. 11 North End Road.



11 North End Road List Entry and Nearby Listed buildings

Designations

The nearest listed property 11 North End Road is a Grade II listed building and so is regarded as a building of significance in a national context.

The overall development pattern is one of piecemeal development with a mixture of large plots with no established building lines evolved throughout the history of the Kent End, Back Street, Fore Street, and the immediate surroundings along the Kent End Close. The result is a variety of roof forms, architectural styles and floor heights which combine to create an eclectic and attractive locality.

According to the list description, 11 North End Road is a cottage built in 17 or 18 Century with colour washed stone covered under stone slate roof. The building is single storey with attic floor, 3 bays with 3 rear wings at right angles, and a pitched roof forward extension. The building has a door to centre of right 2 bays, boarded, under a hipped slate porch. It has timber casement windows and three hipped flush dormers. The building also has gable stacks, external on right and stack between bays 1 and 2 as well as rear wing of C20 artificial stone, and 2 storeys with half dormer. The

heritage listing (number 1356084) largely comprises of the cottage's exterior architecture with colour washed stone.

Proposal

The proposal is to erect a storey side extension on the northwestern side of the Kent End Farm house to provide an orangery. The new extension would be rectangular in shape measuring 3.45m maximum in depth, 5.2m in width and 3.38m maximum in height with parapet roof.

The proposed extension would utilise natural stone materials in the construction of its external surfaces and have a stone tiled parapet roof, upvc doors and windows to match the existing.

Principle of Development

We note from Core Policy 57 and 58 that all new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality and further states that Residential extensions/alterations are acceptable in principle on proviso that there being no adverse impacts and be sympathetic to and conserve historic buildings and historic landscapes.

In terms of impacts, the proposed development would not harm neighbouring residential properties. No vehicular access would be created and no additional parking is required for the orangery whilst there would be no adverse impact on the drainage connections either.

As the property to be extended is in residential use the development should be supported in principle as it does generally comply with associated Core Policy 57 and 58.

Consideration of harm upon the setting of listed buildings and the character and appearance of the conservation area

This heritage cum planning statement concentrates on the relevant national and local government policies including the NPPF (2024) which require proportionate heritage assessment of both designated and undesignated heritage assets, which include understanding about the significance of the site and its surroundings.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 notes that in considering whether to grant Planning Permission for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, whilst Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of any functions, with

respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. In having 'special regard' (in relation to listed buildings) and/or in paying 'special attention' (in relation to conservation areas) the revised NPPF at paragraph 212 notes that regard must be had as to whether the proposal causes 'substantial harm', 'less than substantial harm' or 'total loss' to the asset.

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, also require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

We are aware that Wiltshire Council's Core Policy 58 (iii) pays particular attention to designated heritage assets, stating that buildings and structures of special architectural or historic interest, and their settings, will be conserved and where appropriate enhanced in a manner appropriate to their significance. We also note that Appendix D of the Wiltshire Design Guide requires development proposals to not dominate the existing building and appear subservient, taking into account several factors such as design of the extension, including the location, plot shape and size, proximity to neighbours and where extensions are visible in the streetscene, consideration should be given to the existing materials, scale, separation and character of the architecture within the locality.

We also note that Core Policy 58 further aims to ensure that Wiltshire's heritage assets such as the conservation areas are protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life.

Paragraph 207 of the NPPF in turn requires the applicant to describe the significance of any heritage asset affected. Significance is defined in Annex 2 of the NPPF as: "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."

The application site which comprises a residential curtilage is within the Ashton Keynes Conservation Area with listed buildings to the southwest of it.

We note that the Conservation Area by virtue of its designation is significant in heritage terms and this significance is likely to arise from its aesthetic value and historical value. It is noted that there is adopted Ashton Keynes Conservation Area Statement for proposed development to respect.

The proposed works to extend the house would be contained to the rear northwest and would be screened away from all public viewpoints. The orangery would be modest in size and given its location is not considered to have a detrimental or harmful impact upon the special character and appearance of the Conservation Area. The works are considered to result in a neutral impact upon the character and appearance of the conservation area.

The proposal is modest which ordinary in worst case scenario, in similar local context would only lead to less than substantial harm to the significance of a designated heritage asset (listed buildings to the southwest) along Kent End and Fore Street area; including No. 11 North End Road, which is the nearest. Paragraph 212 of the revised National Planning Policy Framework states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 215 of the revised National Planning Policy Framework states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The proposed extension would be approximately 120 metres away from the nearest listed building. Although it is noted from the heritage listing of this property (number 1356084) largely comprises of the cottage's exterior architecture including its colour washed stone, which care must be taken to preserve. However, due to the separation distance of over 100m and the number of numerous properties screening the application property and the listed building(s) it is considered that the proposal will only have a neutral effect and not have a direct impact upon the historic setting or character of any of the nearby listed buildings.

Regarding construction materials, the natural stone and natural slate materials would on balance appear sympathetic and is not considered to result in harm to the setting or character of the Conservation Area or any heritage assets mentioned above.

Notwithstanding the proposals' neutral effect on heritage asset, there would be some short-term benefits afforded to the local trades in material supply during the construction phase of the development through direct and indirect job creation and improved living accommodation for the applicant and their family. These benefits can cumulatively be given some strong weight in the planning balance and in accordance with the principles set out in revised NPPF.

Therefore, it is envisaged that the proposal complies with CP58 ii, iii and iv of the Wiltshire Core Strategy and S.72 of the Planning (Listed Building and Conservation Area) Act 1990 in this regard as well as the revised NPPF 2024.

Amenity

We note one key important aim of the Wiltshire Core Strategy policy CP57 (Ensuring High Quality Design & Space Shaping) which requires that development should ensure the impact on the amenities of existing occupants is acceptable and to ensuring that appropriate levels of amenity are achievable within the development itself, a aim consistent with the NPPF which also states that planning should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings." The proposed extension would be located to the side

of the application away from all the neighbouring properties. Given the siting it would not result in overshadowing, loss of light, privacy or outlook, making the proposal compliant with this aspect of Core Policy 57.

Access, Parking & Public Right of Way

We have considered Wiltshire Core Policy 60, 61, 62 and 64 in relation to development impacts on the transport network and demand management. The access from the site to the highway will remain unchanged. The current on site garages is not used for parking due to their insufficient size. As such there are used for storage of household and farm equipment. We therefore consider there to be no loss of parking on site. Nonetheless, the proposal would not increase the number of bedrooms existing within the dwelling. Therefore, there would be no impact upon parking provision on the site or highway safety.

The proposal would neither impact on the adjacent public right of way, as the access does not directly lie adjacent to the Thames Path. The Thames Path only runs along the agricultural land also under the demise of the applicant, which the proposal does not affect and as such would not cause any detrimental impacts on the PRoW.

Accordingly, the proposal is considered to have an acceptable impact upon highways safety. The proposal therefore is in accordance with the provisions of WCS Core Policy 62.

Archaeology Impact

We note that the site is located within an area of archaeological potential area particularly the scheduled monument of Hall's Close which lies circa 100m and possibly believed to have been medieval settlement at Kent End which remained relatively free of modern disturbance. The proposed works is modest and should not affect any archaeological features surviving within the footprint of the proposed development.

Arboricultural Impact

There is a weeping Willow overhanging the private access to the property. However, there would be no alterations to the access. All building materials would be kept within the house's compound. Therefore, the proposal in relation to trees would have no adverse impact.

Flooding

The site lies on the edge of the settlement of Ashton Keynes nearby to the Cotswold Water Park and nearby to a tributary of the River Thames. There are therefore areas of flood zones 2 and 3 within close proximity to the site but the site itself is in flood zone 1 with a low probability from flooding from the nearby Thames or the sea. There

are also no known drainage issues, or surface water flooding issues on the site, and therefore there are no flooding concerns in relation to the proposal, compliant with Core Policy 67 Flood Risk.

Conclusion

The Kent End Farm is not listed although is within a conservation area. The proposed extension of the building represents a beneficial addition that will improve the wellbeing of the applicant and their family and is considered to be a positive contribution that is a public benefit.

The development would be a sustainable form of development in accordance to the spatial strategy within the development plan.

Accordingly, there is no conflict in the proposed development with the statutory duty in Section 66 of the Act, National Policy in the NPPF or Core Policy 57 and Core Policy 58 of the Wiltshire Core Strategy, adopted January 2015 and conclude that the application should be granted.