

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

**PLANNING STATEMENT &
HERITAGE IMPACT ASSESSMENT**

**PLANNING APPLICATION FOR
PROPOSED DOMESTIC OUTBUILDING (RETROSPECTIVE)
(FOR PURPOSES ANCILLARY TO THE RESIDENTIAL USE OF
THE DWELLINGHOUSE)**

**THE OLD VICARAGE, CHURCH STREET,
MAIDEN BRADLEY, BA12 7HN**

Prepared by

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Our Reference: LPC.6258

November 2025

1.0 INTRODUCTION

- 1.1 This Planning Statement, including Heritage Impact Assessment, has been prepared to supplement the submission of an application seeking retrospective planning permission for a domestic outbuilding within the residential curtilage of The Old Vicarage, Church Street, Maiden Bradley, BA12 7HN.
- 1.2 This statement will describe the location of the site and will set out what is proposed by the planning application. The statement will then describe the historic significance of the site 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. LPC.6247.EX.01 Title. Location Plan
 - Drawing no. LPC.6247.EX.02 Title. Site Plan – Existing
 - Drawing no. LPC.6247.PR.01 Title. Site Plan – Proposed
 - Drawing no. LPC.6247.PR.02 Title. Plan & Elevations

2.0 SITE DESCRIPTION & PLANNING HISTORY

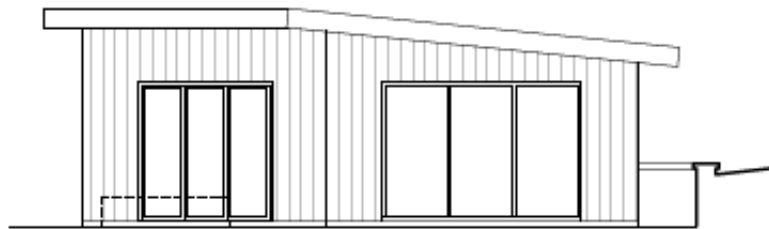
- 2.1 The application property is the Grade II Listed Old Vicarage, a two storey dwellinghouse within Maiden Bradley. The property is accessed via a private driveway from Church Street (B3092), which runs along the eastern boundary of the property. The dwellinghouse is positioned centrally on the site with a significant residential curtilage extending to the north, south and west, as shown on the extract from the Location Plan below.



- 2.4 The application relates to a new outbuilding erected to the south-west of the dwellinghouse. The Council's Planning Enforcement Officer indicated (case reference ENF/2025/00820) the building is within the parameters which would ordinarily make it 'permitted development' however because it lies within the curtilage of a listed building planning permission needs to be obtained.
- 2.3 In terms of the planning history of the property, the most recent applications (reference PL/2023/01902 and PL/2023/01511) proposed a replacement conservatory and Listed Building Consent and Full Planning Permission was granted on the 16 May 2023.

3.0 THE PROPOSAL

- 3.1 This application seeks retrospective full planning permission for the construction of the domestic outbuilding to be used for purposes ancillary to the residential use of the dwellinghouse i.e. gym and home office.
- 3.2 The outbuilding is a single storey structure finished with painted timber as shown on the drawing and photographs below:

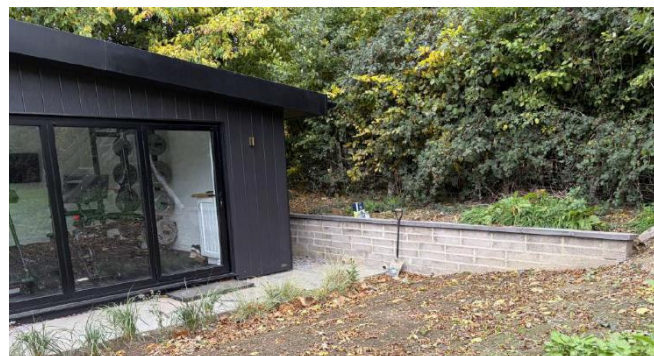


Proposed East Elevation (Drawing no. LPC.6247.PR.02)



Photograph of Outbuilding

- 3.3 The outbuilding is surrounded by a patio and alongside a small retaining wall, as shown in the photograph below, which is considered to be 'permitted development'.



Photograph of Outbuilding

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 15 – Conserving and Enhancing the Natural Environment
- Chapter 16 – Conserving and Enhancing the Historic Environment

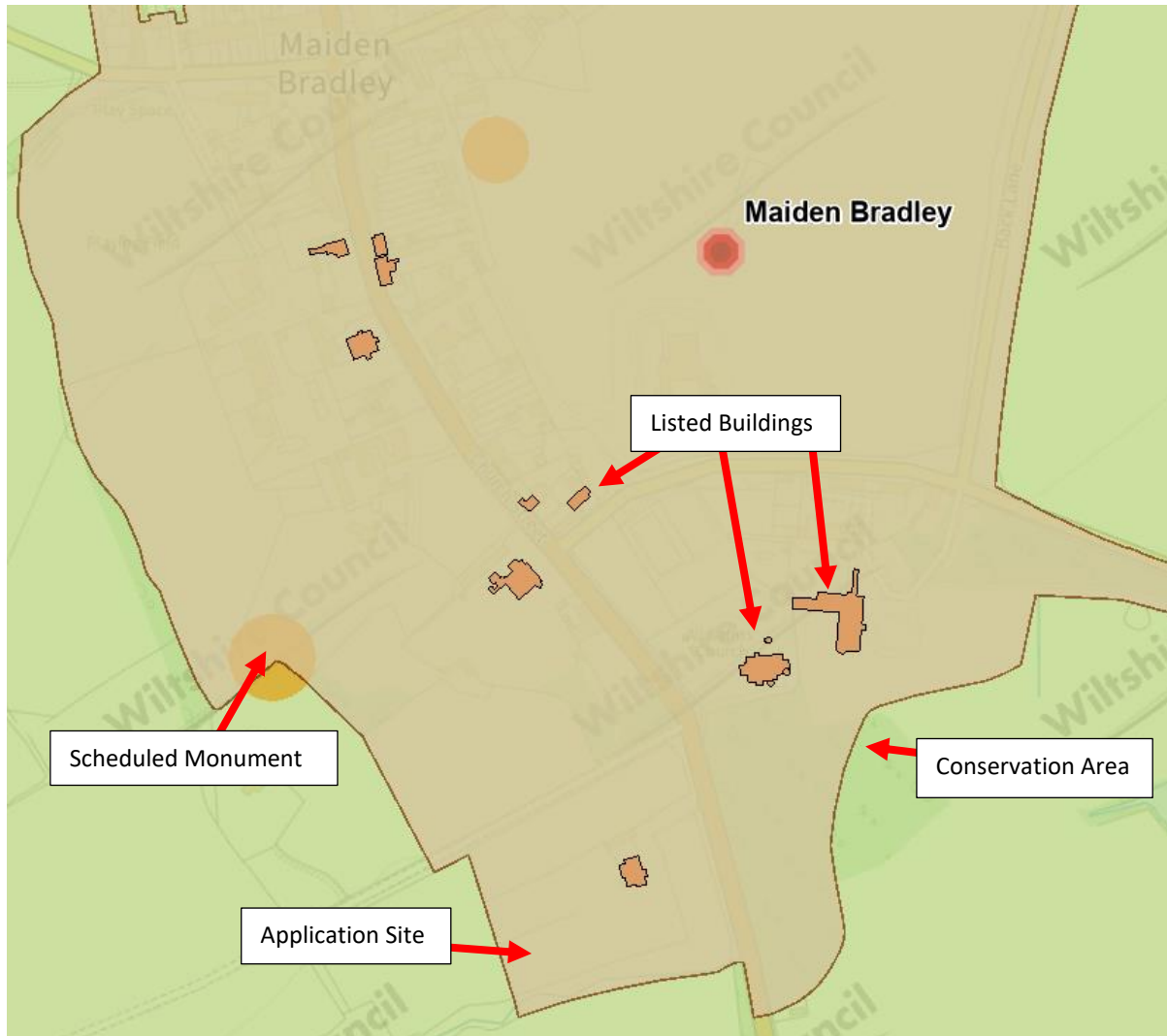
The Local Development Plan

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 Salisbury District Local Plan. Maiden Bradley does not form part of a designated Neighbourhood Plan Area. The development plan must be read as a whole but the following policies are of particular relevance to the proposed development

- **WCS** Core Policy 51: Landscape
- **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 falls the village Conservation Area and is washed over by the Cranborne Chase & West Wiltshire Downs National Landscape. The site falls within Flood Zone 1.



Local Plan Policies Map – Wiltshire Core Strategy

- 4.5 The following local Supplementary Planning Document and Historic England guidance is also relevant to the assessment of the proposed development:

- Wiltshire Design Guide (March 2024)
- Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment
- Managing Significance in Decision-Taking in the Historic Environment
- Historic Environment Good Practice Advice in Planning: 2

5.0 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 application seeks planning permission for the construction of a domestic outbuilding within the residential curtilage of The Old Vicarage, a Grade II Listed building. The official Historic England description (list entry 1198500) of the designated heritage asset is as follows:-

MAIDEN BRADLEY CHURCH STREET ST 83 NW (west side) 4/92 The Old Vicarage II Vicarage, now detached house. 1843-44 by Chapman of Frome, 1883 wing. Dressed limestone, Welsh slate roof, diagonally set pairs of stone stacks. Rambling plan with rear wings. Two-storey, 3- window. Two-storey projection to left with gabled porch with ribbed inner door, stone oriel to first floor, gable with open quatrefoil vent with shield, to left is external

stack with offsets, range to right has 2-light and 3-light casements with hoodmoulds to ground and first floors; all casements with margin-panes. Left return has square bay with 3-light mullioned window and parapet to right, 3-light casement with hoodmould to left and two to first floor. Rear has 1880s central wing with large casements and triple sash, wing to right has attached C20 conservatory with margin-pane French windows within, 2-light casement with hoodmould over. Right return has lean-to services, external stack and casements, triangular attic dormer. Interior said to retain original fittings. Ceased to be the vicarage during 1970s. (H.D. Kitching, Guide to All Saints Church, Maiden Bradley, 1970)



Photograph of The Old Vicarage – Grade II Listed Building

- 5.7 The historic fabric, architectural style and detailing of the listed building will not be impacted by the development the subject of this application. The key issue to consider is the impact on the setting of the listed building. The NPPF advises that the ‘setting of a heritage asset’ is defined as “The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral” (p.78).
- 5.8 The proposed building is within the residential curtilage of the listed building but it is over 60m away from the dwellinghouse and is discretely positioned out of sight. The photographs below show that the proposed building is not within the immediate setting of the listed building. The first photograph is

taken from the proposed building looking towards the dwellinghouse and the other looks back towards the application building.



Site Photograph – November 2025



Site Photograph – November 2025

- 5.9 Core Policy 58 of the WCS outlines that development should protect, conserve and where possible enhance the historic environment. The outbuilding is within the curtilage of The Old Vicarage, but due to the extent and layout of the garden land surrounding the dwellinghouse and the discrete location of the new outbuilding the proposal will not harm the

significance of the listed building as a result of development within its setting.

- 5.10 The application site also falls within the Maiden Bradley Conservation Area, but is right on the southern boundary of the designated heritage asset. The proposed development is limited to the construction of a domestic outbuilding within the curtilage of the dwellinghouse, which is of an appropriate scale and discretely located close to the boundary of the property. The outbuilding is not therefore of an inappropriate for its context and preserves the overall character and appearance of the wider Conservation Area. The outbuilding is not itself visible from the public realm.
- 5.11 In light of the above, and in having special regard to the desirability of preserving the significance of the listed building, and paying special attention to the desirability of preserving or enhancing the character and / or appearance of the Conservation Area, it is considered that the proposed householder development will not harm the significance of these designated heritage assets. The development is therefore considered to be consistent with the aims and objectives of Core Policy 58 of the Local Plan.

6.0 PLANNING ASSESSMENT

6.1 In light of the context of the site and relevant national and local planning policies the other key material planning considerations are considered to be:-

- i) Principle of Development
- ii) Impact on National Landscape
- iii) Impact on Ecology and Biodiversity

Principle of Proposed Development

6.2 The proposed development is limited to the construction of a domestic outbuilding which is not considered to be contentious. The Enforcement Officer advised during the initial investigation works that the building could be classified as ‘permitted development’ (by virtue of Schedule 2, Part 1, Class E of the Town and Country Planning Act 2014 [as amended]), however following a detailed review it was confirmed the outbuilding could not be ‘permitted development’ because “the building is located within the curtilage of a listed building”.

6.3 The above assessment demonstrates that ordinarily a building of the type and scale proposed would fall outside the scope of the planning system, however it is understood that due to the heritage significance of the property, planning permission needs to be obtained. This application therefore demonstrates that the building will not harm the significance of any designated heritage asset, as outlined above, and there will be no other adverse environmental or landscape impacts.

Impact on Landscape Character

6.4 The application site is washed over by the Cranborne Chase & West Wiltshire Downs National Landscape therefore regard must be had to the purpose of conserving and enhancing natural beauty of the landscape as required by the Countryside and Rights of Way Act (2000) and confirmed within the NPPF which advises that great weight should be given to conserving and enhancing its landscape and scenic beauty. The proposed

outbuilding is however contained within the curtilage of the application property and has no impact on character of natural landscape beyond. The development is considered to comply with Core Policy 51 'Landscape' of the WCS.

Impact on Ecology and Biodiversity

- 6.5 The WCS encourages the provision of Biodiversity Net Gain (BNG), however, it has now become mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), however there are exemptions. One of those being 'householder' development such as the one currently proposed.

7.0 CONCLUSION

- 7.1 The application seeks full planning permission or a domestic outbuilding within the residential curtilage of The Old Vicarage, Church Street, Maiden Bradley, BA12 7HN. The building will be used for purposes ancillary to the use of the dwellinghouse i.e. as a home office and gym.
- 7.2 The NPPF highlights the purpose of the planning system is to contribute towards the achievement of sustainable development which has three overarching objectives – economic, social, and environmental. The objectives are interdependent and need to be pursued in mutually supportive ways. The development the subject of this planning application is considered to be a sustainable form of development because it will deliver new and improved residential floorspace thus delivering social benefits to the occupiers of the property, without any adverse environmental impacts. The significance of the listed building and character and appearance of the Conservation Area will be preserved.
- 7.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The proposed development is considered to be in accordance with the development plan and therefore it is respectfully requested that planning permission be granted.