

Wiltshire Council Planning Consultation Response

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Officer's Name: Jane Sanger
Officer's Title: Planning Officer

Application No: PL/2025/09035
**Replacement front boundary wall, and new gravel driveway.
Manor Farm, 17 The Street, Chirton, Devizes, SN10 3QS**

Please find following comments in respect of the above application(s).

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. Section 16 requires that **special regard** be given to the desirability of preserving or enhancing listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay **special attention** to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

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 214-216 of the NPPF 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.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

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." It is also required that distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

Wiltshire Council's Core Strategy Policy CP57 'Ensuring high quality design and place shaping': A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

Historic England Advice Note 2 – Making changes to Heritage Assets illustrates the application of policies set out in the NPPF in determining applications for PP and LBC.

Site and assets considered: Manor Farmhouse is a Grade II listed building, an associated barn enclosing the west side of the courtyard is a Grade II listed building, and associated stables and barn enclosing the north side of the courtyard is also a Grade II listed building. Other structures within the farmstead grouping are considered curtilage listed, such as the front brick boundary wall and associated walling in the courtyard and the single storey shelter shed associated with the front boundary wall. The farmstead is located within Chirton Conservation Area.

Proposal: The proposal seeks planning permission for the replacement front boundary wall, and new gravel driveway.

Relevant planning history: ENQ/2024/01285 - Erection of 4no. detached dwellings, conversion of existing barn into single dwelling, sub-division and extension of Owls Barn (Grade II Listed Building) to create 2no. separate dwellings, with associated parking, turning, landscaping, private amenity space and access arrangements. Modification of existing buildings to form garaging. Removal of existing buildings/structures and diversion of existing public footpath; PL/2024/05971 - Erection of detached cart shed, following removal (under consideration); 16/08431/LBC - Repairs and restoration of existing Listed Barn (approved); 14/10460/LBC and 14/10413/FUL - Alterations and refurbishment of existing farmhouse and detached garage. (approved); PL/2024/03109 and PL/2024/03109 - Demolition of existing single storey extension to south elevation. Erection of two-storey extension to west elevation (approved); K/31933/L - Alterations and provision of roof lights to form room in in roof space. (refused); K/15593/L - INTERNAL AND EXTERNAL ALTERATIONS TO CONVERT EXISTING STABLE TO DWELLING (approved); E/09/0572/FUL - Demolition of rear single storey extension and construction of rear two storey extension. (approved); K/14034 - CONVERSION OF FARM BUILDINGS TO HOUSE WITH ATTACHED WORKSHOP FOR LIGHT INDUSTRIAL USE. (approved); E/09/1169/CAC - Demolition of coal shed and open fronted shed, retention of back wall. (approved); PL/2022/06448 and PL/2022/06860 - Conversion of part of Owls Barn to provide additional residential accommodation to be used in conjunction with the main house; associated works including replacement windows to existing barn and replacement means of enclosure (approved); K/31933/L - Alterations and provision of roof lights to form room in in roof space. (appeal dismissed).

Issues: impact on the significance of the listed building, impact on the setting of neighbouring listed buildings, impact on the character and appearance of the conservation area.

Information considered/provided: Paragraph 207 of the NPPF requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance. In this case, the application is not accompanied by a “Heritage Statement” in order to provide sufficient information to understand the impact of the proposals. As such, as a result, it fails to meet the requirements of the NPPF.

However, paragraph 208 of the NPPF also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

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 **archaeological, architectural, artistic** or **historic**. 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 wall proposed for replacement lies largely with its historic fabric and sense of enclosure and use of local materials which have significant aesthetic and architectural interest and which contribute to the character of the conservation area and setting of the historic farmstead grouping.

Assessment: Manor Farmhouse is a Grade II listed building and forms a farmstead grouping with its Grade II listed barn and Grade II listed cow sheds and stables. The cow shed and stables have been converted to residential use. The boundary wall of the site is a curtilage listed structure and runs along the majority of the front site boundary enclosing the site from the road.

The proposal seeks the replacement of the front boundary wall, and the provision of a new gravel driveway. These works are retrospective.

No Listed Building Consent application has been submitted and I would expect to see this running concurrent with this planning application and supported by a Heritage Statement and DAS.

No plans have been submitted showing the wall, garden area and gates as previously existing prior to works being carried out (elevation and plan) and I am requesting that these be submitted. In addition these plans also need to show the internal wall within the courtyard which has also been demolished and which needs to be rebuilt. See photo below.



I will comment in detail once the LBC has been submitted and the requested information as set out above has been submitted.

Summary & conclusion: 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.

Further information requested.