

HERITAGE STATEMENT

In respect of:

**VARIATION OF APPROVAL FOR THE PROPOSED CONVERSION OF
OUTBUILDING TO ANCILLARY ACCOMMODATION (REFERENCE
PL/2023/04186)**

At:

OAKSEY COURT, OAKSEY, MALMESBURY, SN16 9TF

On behalf of:

Mr & Mrs Woodhouse

Date:

November 2025



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1.0 Introduction

- 1.1 This heritage statement accompanies an application to vary the scheme that was approved in June 2024 for the proposed conversion of an outbuilding at Oaksey Court, an unlisted building within the Oaksey Conservation Area.
- 1.2 The village of Oaksey is situated at the northern edge of Wiltshire, approximately 6 miles north-east of Malmesbury. The village is linear in nature, with buildings along the line of the main east-west village street. Oaksey Court is a detached house at the eastern end of the village, on the south side of The Street. The outbuilding the subject of the application is to the north of the house and set parallel to the street.

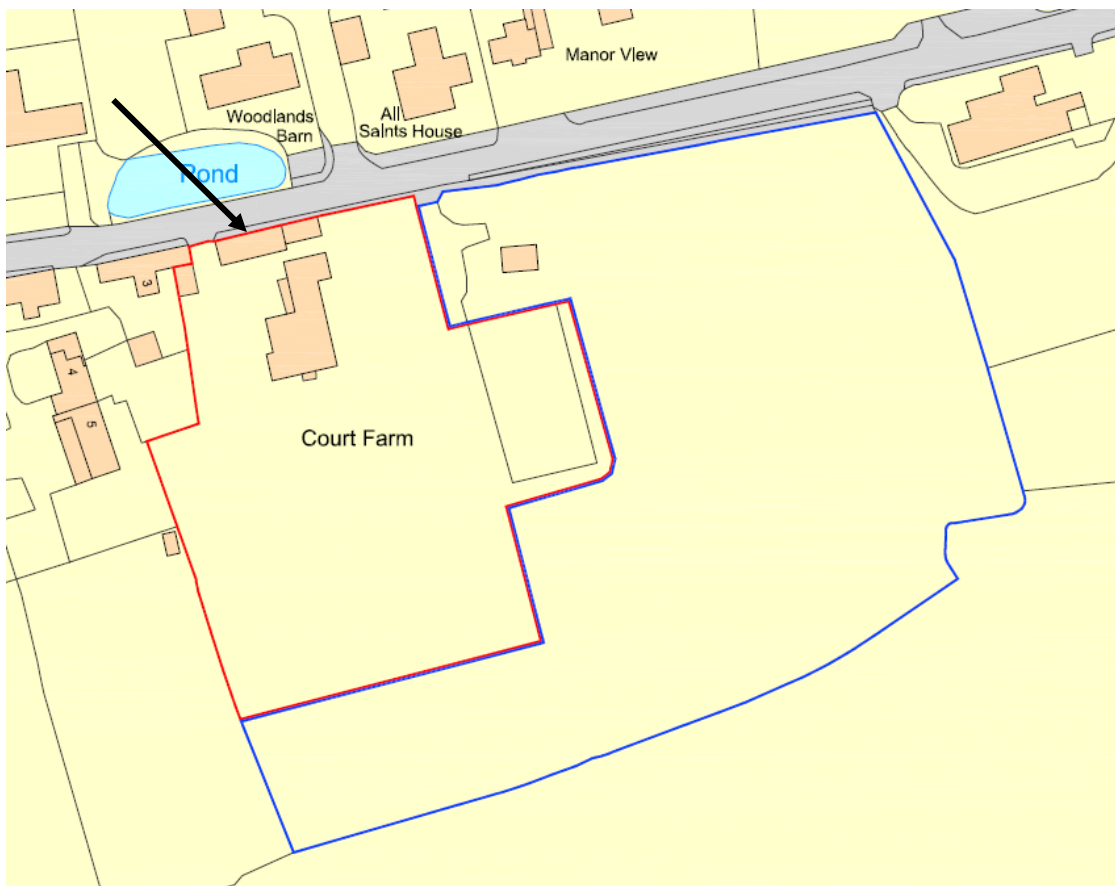


Fig.1 Location plan

- 1.3 The report describes the heritage significance of the site and provides an assessment of the impact of the proposals in accordance with the requirements of the National Planning Policy Framework (the NPPF, revised December 2024) and to meet the council's local validation checklist for applications affecting heritage assets.
- 1.4 The report was commissioned by the applicants, Mr & Mrs Woodhouse, and has been prepared by Elaine Milton BSc (Hons) MSc DipArchCons MRTPI IHBC, an individual with

‘appropriate expertise’ as advised by paragraph 207 of the NPPF. A site inspection was undertaken on 15 October 2025.

- 1.5 The significance of the site was identified using the guidance contained within the Historic England documents *Conservation Principles, Policies and Guidance* (2008), *Statements of Heritage Significance: Historic England Advice Note 12* (October 2019) and *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (December 2017).
- 1.6 Information on the history of the site has been drawn from several sources, a list of which is presented on **p20**.

2.0 Heritage Designations

- 2.1 Oaksey Court and the outbuildings to the north are located within the **Oaksey Conservation Area**, which was first designated by the local planning authority in 1975. The conservation area is an ostensibly linear designation focussed on The Street, which stretches the length of the built form from east to west.
- 2.2 Neither Oaksey Court nor its outbuildings are listed buildings. The nearest listed building is the Grade II listed Oaksey House some 150m or so to the east.



Fig.2 Plan identifying Oaksey Court and the nearest listed building, Oaksey House with a blue marker

3.0 Description of the Building

3.1 Oaksey Court and outbuildings were described within the Design and Access Statement that was submitted with planning application PL/2023/04186.

3.2 In summary, the main house is a large, detached dwelling constructed in rubble Cotswold stone with roofs covered in stone roof tiles. There is a row of outbuildings to the north of the house, to either side of the vehicular entrance. The building the subject of the application were the former stables and cart shed and is situated to the west of the entrance with its north wall forming the boundary with the public highway. The outbuilding comprises two distinct ranges:

- A larger and taller range having stone walls to all elevations and having natural stone roof tiles on the northern roof slope (roadside) laid in diminishing courses in the traditional manner and with plain machine-made tiles on the southern roof slope
- A smaller and lower range having stone walling on the north side and brick on the south side, and with corrugated metal sheeting on the northern roof slope (roadside) and triple Roman clay tiles on the southern roof slope.



Fig.3 View of the outbuilding from the forecourt to the house – smaller brick range just seen to the right



Fig.4 Smaller range – brick walling and triple Roman clay tiled roof



Fig.5 View looking eastwards from the vehicular entrance



Fig.6 View from the east



Fig.7 Further outbuildings to the west of the vehicular entrance (not part of the current application)

- 3.3 The natural stone tiles on the northern roof slope of the larger range of the outbuilding are in very poor condition with a high degree of delamination and evidence of slipped tiles. In addition, the heavy stone tiles are believed to be the primary cause of structural movement in the walls with weight and lack of lateral restraint causing the roof to sag and spreading at the eaves, in turn pushing out the walls and causing them

to bulge. In addition, damage is being caused to the wall plate due to water ingress at the eaves.



Fig.8 Natural stone tiles on the northern roof slope of the larger range



Fig.9 Close-up of the stone tiles showing delamination and slipped tiles



Fig.10 Damage to the wall plate due to water ingress at the eaves

4.0 History

- 4.1 The Oaksey Neighbourhood Plan explains the village developed from two separate settlements, one around the church and the other at the western end of the village. Over time the two settlements merged to form the village that exists today.
- 4.2 Oaksey Court was once the focal point of Court Farm, the landholding of which has since been significantly eroded. It is understood the house was built as a farmhouse in the late 18th or early 19th century, with the outbuildings to the north serving as ancillary structures.
- 4.3 The larger range of the outbuilding the subject of the current application was evidently stables and cart shed. It is not present on the tithe map of c.1840 but is shown in place by the Ordnance Survey map of 1881. The smaller range, although also depicted on the 1881 map, is clearly an addition to the larger building and would have provided additional stabling.

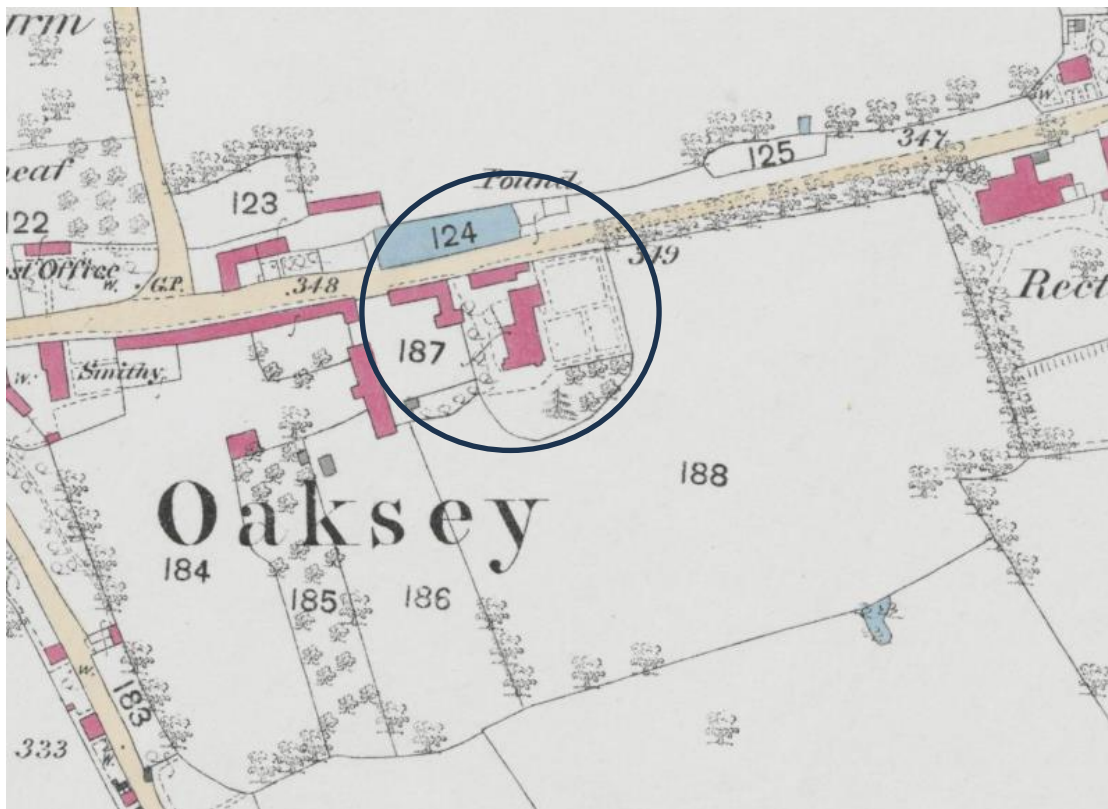


Fig.11 Ordnance Survey map of 1881

5.0 Assessment of Significance

Oaksey Conservation Area

5.1 An appraisal of the Oaksey Conservation Area forms part of the Oaksey Neighbourhood Plan (Referendum Version 2019). While not a formally adopted conservation area appraisal, the document provides a helpful local assessment. The appraisal indicates the following key characteristics of the conservation area:

- Predominantly linear settlement with properties aligning the main village street
- High proportion of traditional stone buildings
- Survival of village farmhouses and their outbuildings
- Local distinctiveness of vernacular buildings and materials that include a mix of stone, brick, stone tile, clay tile and slate.

Contribution to the Conservation Area

5.2 Oaksey Court contributes to the character and appearance of the conservation area as a late 18th or early 19th century former village farmhouse constructed in local Cotswold Stone.

5.3 The outbuildings at Oaksey Court are ancillary structures that reflect the former agricultural function of the site and are complementary to the main house in their materials and vernacular construction. As such, the house and outbuildings are of group value.

5.4 The southern walls and roof slopes of the outbuildings to the north of the house are not visible from within the public domain. However, the northern stone walls of the outbuildings reinforce the linear character and continuous boundary treatment within The Street and make an important contribution to the conservation area.

5.5 The variation in heights and roof coverings of the ranges of the outbuildings reflects the phased development of the structures.

5.6 While the natural stone tiles of the larger range of the outbuilding are a vernacular form of roofing for the area, the significantly deteriorated condition of the tiles presents a negative appearance to the street scene and wider conservation area. The condition of the roof was acknowledged in the officer's delegated report in June 2024

for the previously approved application, saying, *‘The roof of the natural stone section of the building has fallen into considerable state of repair as evidenced by the sagging in the middle section...’*. The condition of the roof has worsened since then.

- 5.7 The corrugated metal sheeting of the smaller range is a modern and jarring feature in a prominent position within the conservation area.

6.0 Proposals

6.1 The approved scheme for the conversion of the outbuilding to ancillary residential use under reference PL/2023/04186 included:

- Larger range to retain the natural stone tiles on the northern (roadside) roof slope and incorporate 3 No. conservation-type rooflights
- Larger range southern roof slope - replacement of the machine-made plain tiles with solar slates
- Smaller range northern roof slope - replacement of the corrugated metal sheeting with slate
- Smaller range southern roof slope– replacement of the triple Roman clay tiles with slate having integrated solar panels
- Proposed flue for a woodburning stove on the ridge of the larger range.

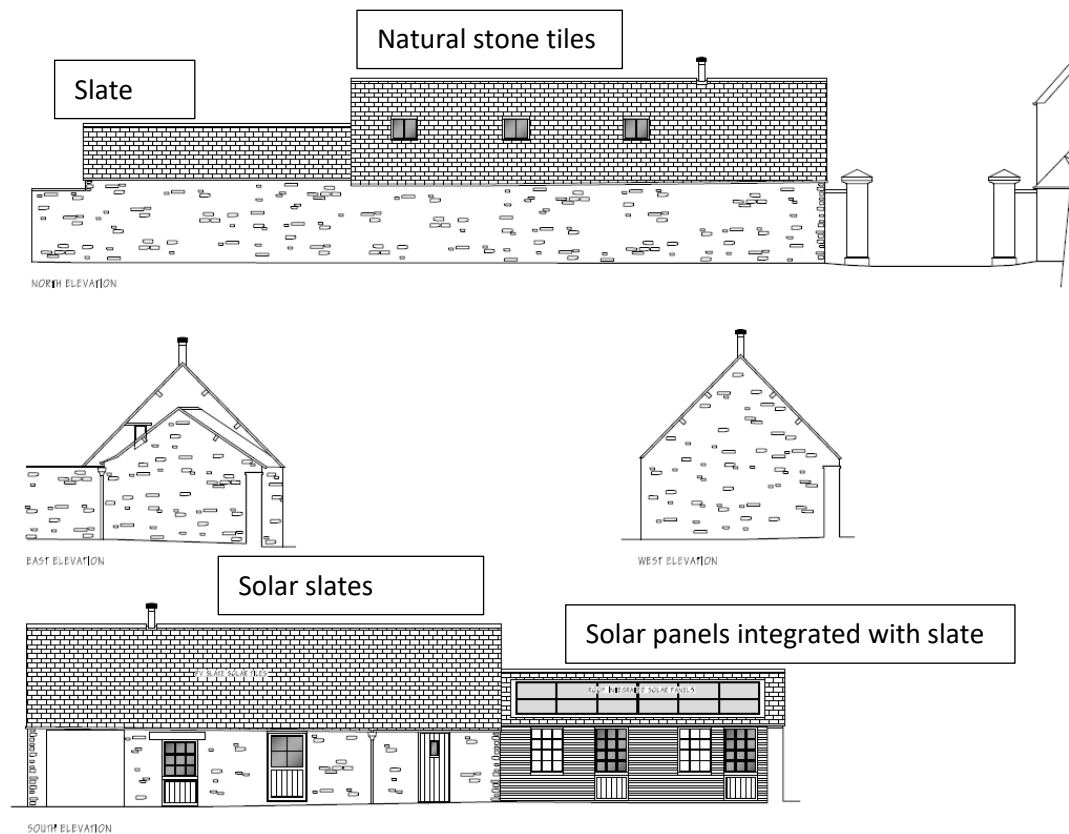


Fig.12 Approved elevations PL/2023/04186

6.2 The following variations to the approved scheme are now being proposed:

- Larger range northern (roadside) roof slope – replacement of the natural stone tiles with Cardinal slate tiles (artificial stone tiles) of a mix of tiles sizes and laid in diminishing courses to match the existing

- Larger range southern roof slope - replacement of the machine-made plain tiles with Cardinal slate tiles incorporating 2 No. conservation-type rooflights (note, no solar panels)
- Smaller range northern roof slope – replacement of the corrugated metal sheeting with slate
- Smaller range southern roof slope – replacement of the triple Roman clay tiles with slate (note, no solar panels)
- Flue to be relocated from the approved ridge position to the northern roof slope of the larger range
- Window to be formed at high level in west gable of the larger range (note, window approved on a previous scheme)
- Retain original window opening on south elevation of larger range but lower the lintel height to match the original opening to the left.

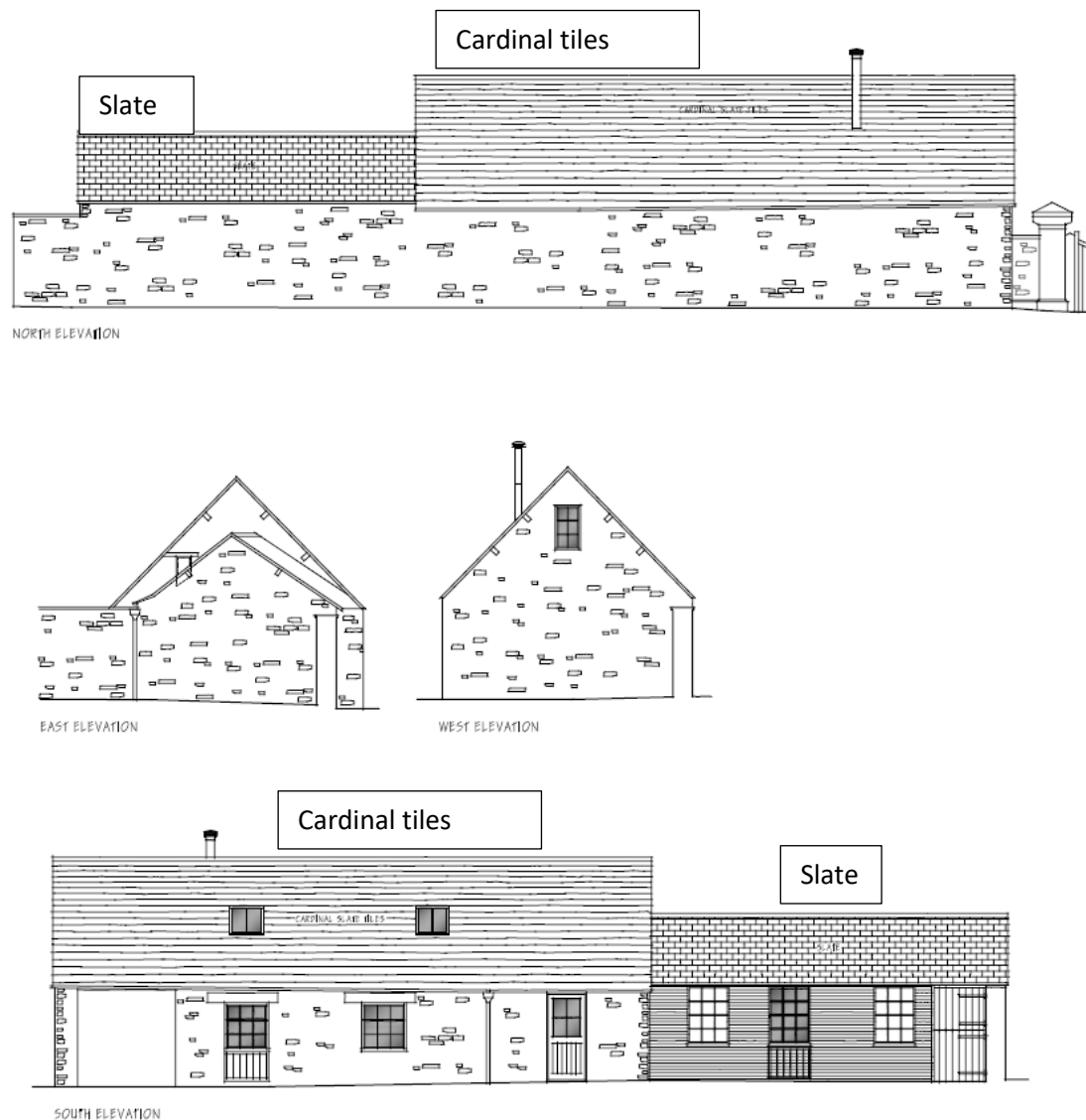


Fig.13 Current proposals

7.0 Policy Context

Primary Legislation

- 7.1 A statutory duty exists under section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

National Planning Policy

- 7.2 National planning policy relating to the historic environment is provided within section 16 of the NPPF (revised December 2024). It advises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance.
- 7.3 Paragraph 212 of the NPPF advises 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Any harm or loss to a heritage asset's significance should require clear and convincing justification and needs to be weighed against identifiable public benefits. Substantial harm or loss of a Grade II listed building should be exceptional.
- 7.4 Paragraph 214 of the NPPF advises where proposals would lead to substantial harm to the significance of a designated heritage asset, the proposals should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of four listed criteria therein apply.
- 7.5 Paragraph 215 advises that where proposals would lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposals, including, where appropriate, securing its optimum viable use.
- 7.6 Paragraph 219 of the NPPF advises that local planning authorities should look for opportunities for new development within conservation areas or the setting of heritage assets to enhance or better reveal their significance.

Development Plan Policy

- 7.7 The statutory duties are reflected in the *Wiltshire Core Strategy* (WCS), which was adopted by Wiltshire Council on 20 January 2015. Core Policy 57 of the WCS seeks to ensure high quality design and place shaping. Core Policy 58 of the WCS seeks to promote the conservation and, where possible, enhancement of the county's historic environment.

Supplementary Planning Guidance

- 7.8 There is currently no adopted conservation area appraisal or statement for Oaksey.

8.0 Heritage Impact Assessment

- 8.1 The impact of the current proposals should be considered in the context of the recent approval for the conversion of the outbuilding to ancillary use.
- 8.2 When comparing the 2024 approved scheme with the current proposals, there would be **additional benefits** arising from:
- The proposal for the whole of the southern roof slope of the smaller range to be covered in slate in lieu of the approved predominantly solar panelled roof
 - Reduction in the number of proposed rooflights from 3 No. to 2 No. and their relocation on the southern roof slope
 - Replacement of four different roof materials with just two, improving the consistency of the roofing and simplifying the palette of materials
 - Greater uniformity from the proposal for roof coverings to be the same on both sides of the roofs while enabling the phased approach to the building's development to remain legible from the variation in the roofing materials between the two ranges (stone tiles for the larger range and slate for the subservient, smaller range).
- 8.3 In addition, although the current proposals would result in the loss of the original stone tiles on the northern roof slope of the larger range of the outbuilding, their significantly deteriorated condition presents a negative element to the street scene and wider conservation area. Only a small proportion of the existing tiles are salvageable and there is a good justification for their complete removal and replacement.
- 8.4 The proposed Cardinal slates tiles are described by the manufacturers as 'reproduction Cotswold roof slates' that are generally chosen for their natural look and close match to natural stone roofing within the Cotswolds and surrounding areas. The photo gallery on the Cardinal website indicates that the tiles would provide a very good colour match and gauge (capable of being laid in diminishing courses) with the existing stone tiles at Oaksey Court and therefore constitute a high quality and appropriate substitute.¹
- 8.5 The proposed Cardinal tiles would not only result in an enhancement to the current appearance of the roof but would reduce the loading on the roof and walls, ultimately prolonging the life of the building.

¹ <https://www.cardinalslates.co.uk/photogallery.html>

- 8.6 There would be a low level of impact from the loss of original wall fabric from the introduction of a high-level window in the west gable of the larger range. The window would enable the first floor to be used for a carer for the granny annexe. Note, a window was deemed appropriate and approved under a previous scheme for conversion.
- 8.7 A flue was approved previously at ridge level. The proposal for a flue on the northern roof slope instead would result in a modest change to the proposals. The design and materials would be suitable within the conservation area.
- 8.8 In weighing up the current proposals against the approved scheme, there would be an **overall heritage benefit** deriving from the amended proposals for the conversion of the outbuilding.

9.0 Conclusion

- 9.1 Oaksey Court and outbuildings are unlisted buildings within the Oaksey Conservation Area. The buildings contribute to the character and appearance of the conservation area by virtue of their age, vernacular materials and group value.
- 9.2 The current application is for minor variations to the recently approved scheme for the conversion of one of the outbuildings to ancillary use.
- 9.3 While part of the proposals would result in the loss of some original stone tiles there is justification for their removal. The replacement covering would be a good match for the existing tiles, would be appropriate on the unlisted building and sympathetic to the stone tiles within the vicinity of the site including the main house.
- 9.4 Elsewhere, there would be significant benefits arising from the amended proposals for conversion of the outbuilding.
- 9.5 On balance, the **character and appearance of the conservation area would be preserved and enhanced**, and the proposals would satisfy the requirements of the council's adopted development plan policies relating to design and heritage assets.

Sources Used in the Report

Publications

Conservation Principles, Policies and Guidance, English Heritage (now Historic England), April 2008.

Historic Environment Advice Note 2: Making Changes to Heritage Assets, Historic England, February 2016.

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets, Historic England, December 2017.

Designation Listing Selection Guide - Domestic 2: Town Houses, Historic England, December 2017.

Statements of Heritage Significance: Historic England Advice Note 12, Historic England, October 2019.

Websites

Oaksey Neighbourhood Plan 2018-2026 (made 2019)

<https://www.oakseyvillage.org/wp-content/uploads/2019/02/Oaksey-Neighbourhood-Plan-Final.pdf>

Date accessed: 10 November 2025