

Wiltshire Council Planning Consultation Response

2 December 2025

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(South/West)

Officer's Name:David Cox
Officer's Title: Planning Officer

Application No: PL/2025/08710 PP and /08906 LBC
Proposed extension and alterations
Ashbys, Tytherington, Warminster, BA12 7AE

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

Recommendations:

☐	No 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 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 214-16 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."

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.

Site and assets considered:



Google streetview
March 2024

Ashbys is a grade II listed building, listed in September 1968. The list description reads as follows:

'Two cottages, now Farmhouse to Church Farm. Late C18. Rubble stone, tiled roof with half-hip to left, brick stacks. Two-storey, 3-windowed right-hand build; casements. Central half-glazed door with flat wooden dentilled hood, 3-light casement and blocked door to either side, datestone with initials RL/1771 to left of main door. First floor has three 3-light casements. Cottage to left has central planked door with flat wooden hood and tripartite sash to right, first floor with 5-light and 3-light casements and blocked window to left. Left return has curved corner to road, 4- light leaded casements to ground floor and 2-light to first. Rear has lean-to extension and casements. Interior has stairs with two stick balusters; treads with shaped cheeks, turned newels, open fireplace with timber lintel on brick jambs.'

The Dovecote, granary and stable and Coach house, all part of the same property, are separately listed at grade II.



The house is within the Tytherington conservation area.

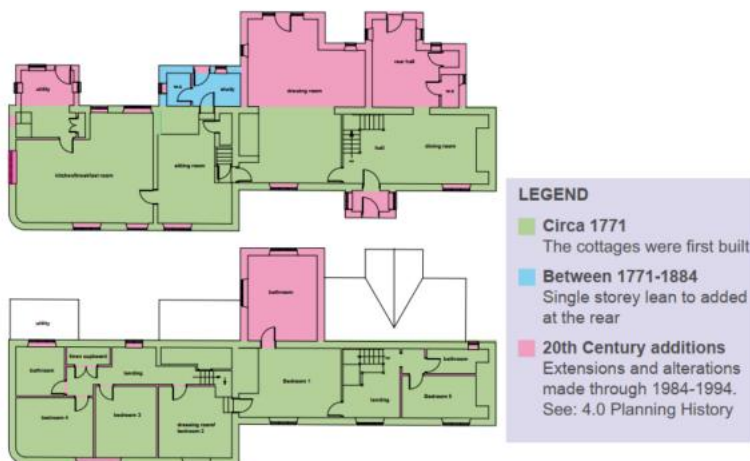
Proposal:

The proposal is for a rear extension on the south-east end of the farmhouse: a combination of single-storey and two-storey (projecting gable) and some internal alterations.



The architect has provided a speculative dating plan. (Informed by a recent planning search).

3.5 DATING PLAN

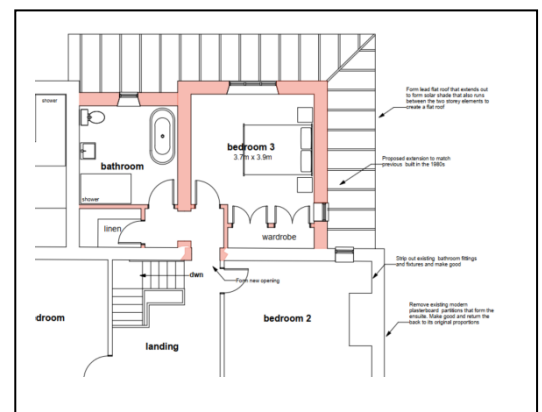
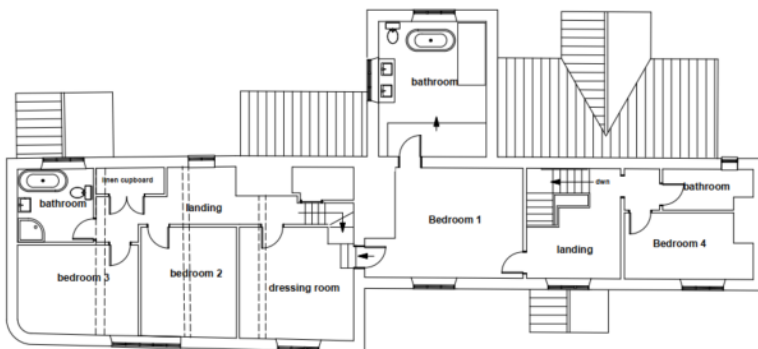


The speculative phasing plan suggests the rear rhs extensions are modern. As such I have no objection to the proposed two-storey gabled extension, however, it would abut the roof of the '1771 house'. The architect has confirmed that the new roof would overlay the existing roof (ie rafters left unaltered etc) and has provided an additional plan to confirm this (1235/7 Nov 2025).

In terms of internal impacts, at ground floor there appear to be no changes to openings in what was the original rear wall (highlighted below by me). The 'infill' single-storey element is pushed outwards. A wrap-around open-sided verandah is formed with oak posts sitting on saddle stones. Other changes are the proposed conversion of an existing French door and side lights into a window (there are changes in the dimensions of the opening too – the new would be narrower according to the elevations). Also a bit more of a wall (not historic) is removed to create a more seamless space (kitchen/dining room).

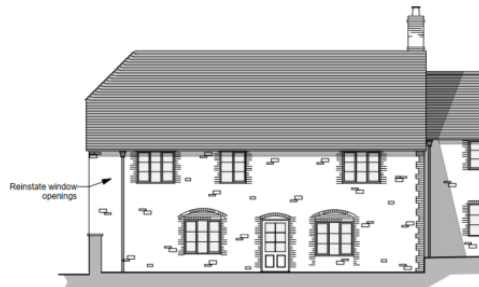


At first floor level – a new bedroom and bathroom are formed within the new extension. A new opening is created at the top of the stairs which is presumably loss of historic fabric. A modern partition (forming an en-suite) is removed.



Externally – the replacement of two windows and associated reconfiguration of the stonework elevation. The drawing says 'reinstate window openings'.

The Design Access and Heritage statement says: 'The design also seeks to restore and improve the fenestration on the principal elevation. The windows to bedrooms 4 and 5 have been clumsily conjoined. A window will be reinstated within the brick quoins which indicate where a window had been removed. The existing opening will be infilled with salvaged stone. All windows will be softwood painted in a traditional style, in keeping with the historic farmhouse.'



Relevant planning history:

PL/2025/04445 LBC Reinstatement of external door opening at Ashbys Approved.
This work has been completed judging from the floorplans.

But the key issue was a planning approval W/87/01287/FUL which as the agent points out was determined BEFORE the building was issued and as such, may explain discrepancies between the list description and the building which was listed in December 1987.

Issues: impact on the listed building, impact on the setting of neighbouring listed buildings, impact on the conservation area.

Information considered/provided:

Paragraph 207 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, whilst the applications are accompanied by a Heritage statement which satisfies the requirements of the NPPF.

However, paragraph 208 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 (as appropriate):

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, I consider the significance of the building to be:

A building with a varied history (possibly 4 cottages down to two cottages to one house);
Its architectural expression – a good example of the local vernacular style;

The use of stone and brick detailing and the steeply pitched clay tiled roof;
Small pane timber windows and timber doors;
Its prominent siting at a road junction;
That it forms part of a group of listed structures and as such can be viewed as a composite heritage asset.
Its prominent visual location within the conservation area.

The floorplan has been eroded, particularly the degree of opening up of the original rear wall (RHS) and I consider this to be a negative element. Similarly negative, the conjoining of two windows (as evidenced by the architect).

In respect of internal features, fireplaces and historic joinery and lathe and plaster would contribute to the interest of the building where they survive. I don't know whether there is any historic roof structure surviving but it is not impacted by the current proposals.

Assessment:

The rear of the existing building has seen a considerable amount of recent change. The degree of approved extensions is significant. In floorplan terms, there has been a considerable erosion, in the past, of the historic floorplan – in particular the large opening between the front room and the drawing room, which has entailed the removal of a sizeable section of the rear wall.

The current proposal relates to further changes at the rear, in particular, adding to a single-storey extension to create a two-storey gabled extension. Given the current degree of alteration the proposals are considered to be modest. The impact on historic fabric would be limited to a new opening at first floor in the historic rear wall. There would be no impact on the existing roof structure as the proposal is to overlay the new roof on the existing rafters.

There are no obvious 'heritage' benefits although the reinstatement of two windows on the front elevation will be a positive. Otherwise the proposals are largely 'neutral'.

The proposed new gable would match the existing, and the intention is to use matching materials. Lead is proposed for the flat roof element.

Summary & conclusion:

The proposed works largely relate to the rear RH side. The existing single-storey rear extension is not of significance. The proposal is to add a floor to create a two-storey element, the gable design reflecting the existing (also modern) two storey rear extension. The single-storey element between ensures it does not visually dominate. Matching materials are proposed. The impact on historic fabric is limited. As such the proposals are considered to be acceptable and in accordance with sections 16 and 66 of the Planning LBCA Act 1990 as well as chapter 16 of the NPPF.

Suggested conditions

The ridge of the new extension should be below that of the ridge of the principal building;
A condition survey of the area of affected roof (rear roof slope) shall be provided to the LPA once the tiles have been stripped. If any repairs are needed to the existing roof structure, a specification shall be provided for the LPA for their approval prior to the works in respect of the roof commencing on site;
Brick detailing around windows/doors to match the existing in design, colour, appearance etc the existing;
Approval of the bricks and the rubble stone (regarding the rubblestone – a sample panel to be constructed);
Clay tiles to match the existing (and to be approved)

Detail through the edge of the proposed conservatory roof at a scale of 1:10

(Window details have been supplied so not required).