

Planning Registration Team
Wiltshire Council

Our reference: 25094.cb
Your reference: PL/2022/01245 and PL/2022/01586

25th November 2025

Dear Sir or Madam

Planning Heritage Design and Access Statement Addendum

New Farm, Back Lane, Alderton, Chippenham SN14 6NW

- (i) S.73 Amendment to planning permission PL/2022/01245: external revision to Plot 4 including revised fenestration and provision of conservation roof lights**
- (ii) Listed Building Consent: internal and external alterations to Barn 4 including revised fenestration, raising ground floor ceiling height and creation of first floor vaulted ceiling, and insertion of conservation rooflight (amendment to conversion approved under listed building consent PL/2022/01586)**

1.0 Introduction

PlanningSphere are instructed by the new site owners and developers, Ashford Homes (SW) Ltd to submit the above s.73 to planning permission PL/2022/01245 and a parallel standalone listed building consent application in respect Barn 4, as approved under listed building consent PL/2022/01586. NB. unlike other LPAs it is understood that Wiltshire Council do not accept s.19 variations to extant listed building consent applications.

The S.73 application submission comprises the following information:

- Application Fee for s.73 application: £586.00 plus Planning Portal administration fee £85.00
- Site Location Plan (original): WBF
- Proposed Site Plan: Ashford Homes
- Proposed Floor Plans and Section: Ashford Homes
- Proposed Elevations: Ashford Homes
- PHDAS Addendum: PlanningSphere

The parallel standalone LBC application comprises the following:

- Site Location Plan (Plot 4): Ashford Homes
- Existing Elevations Barn 4: WBF
- Existing Floor Plan and Section: WBF
- Proposed Plans for Barn 4 (3 No.) as above: Ashford Homes
- Typical Window Detail: WBF
- Statement of Significance and Heritage Statement: JME Conservation Ltd
- Structural Appraisal (Plot 4): MDHP
- PHDAS Addendum: PlanningSphere
- Photosheet: PlanningSphere

2.0 Relevant Background Information

(i) Application Site

The application site comprises Barn 4 of the wider New Farm site. The site is located in the small hamlet of Alderton which lies on the northern side of Back Lane and is within the Alderton Conservation Area.



Figure 1. Extract from the site location plan for the LBC application – NB. the extent of the site ownership comprises the red and blue lined area, and the original Site Location Plan is included with the s.73 application submission.

Barn 4 is a grade II curtilage listed building. Further details of the site and its heritage significance are set out in baseline heritage statement.

(ii) Relevant Planning History

Relevant planning history comprises the following decisions:

Reference	Description	Decision
PL/2022/01245	The conversion of the multi-yard farmstead into six new dwellings and associated infrastructure, and demolition of modern agricultural buildings (resubmission of 18/03475/FUL)	Permitted 21 April 2022
PL/2022/01586	The conversion of a multi-yard farmstead into six new dwellings with associated infrastructure, and the demolition of modern agricultural buildings (Resubmission of 18/03605/LBC)	Consent 21 April 2022

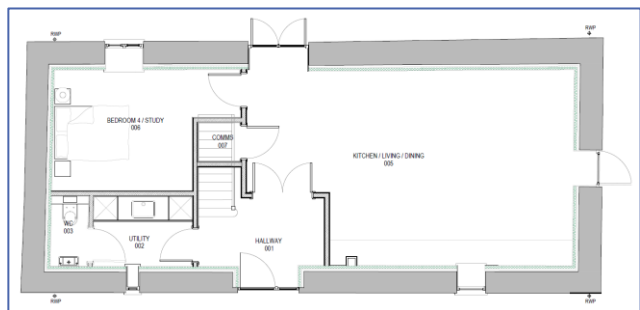
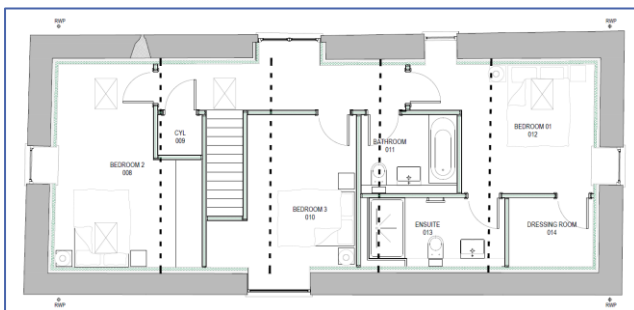
All pre-commencement conditions relating to the two above decisions were formally discharged prior to the commencement of works.

3.0 Summary of Proposals

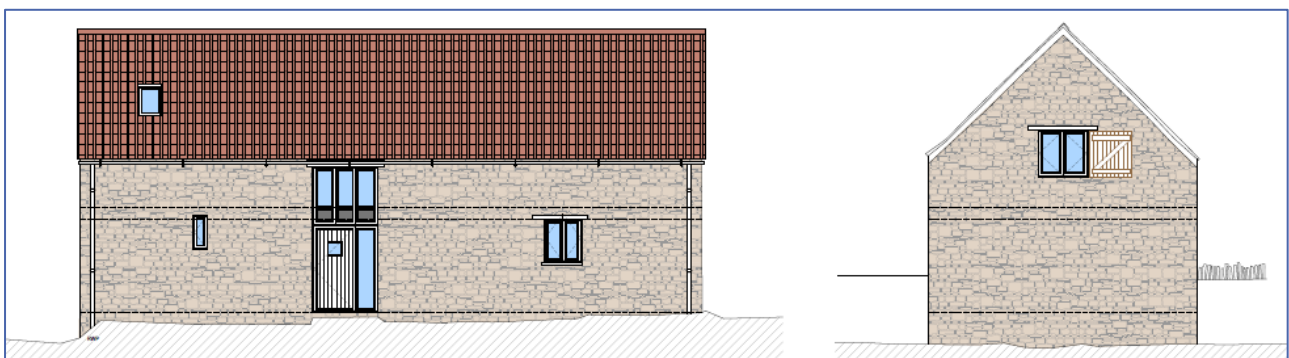
Following the acquisition of the wider application site, Ashford Homes have undertaken a detailed design development process and Building Regulations submission. This has revealed that the permitted Barn scheme only made provision for a 2.1m ground floor to ceiling height. Noting that standard minimum ground floor to ceiling heights in new build housing is typically 2.4m, the applicant has judged that the permitted ceiling height for Barn 4 is unacceptable from an amenity / end-user perspective. This matter has been further compounded by the floor zone (shown dashed on the approved drawings) being shown at less than 200mm deep, whereas 330mm is required for joists, plasterboard, decking and floor finishes.

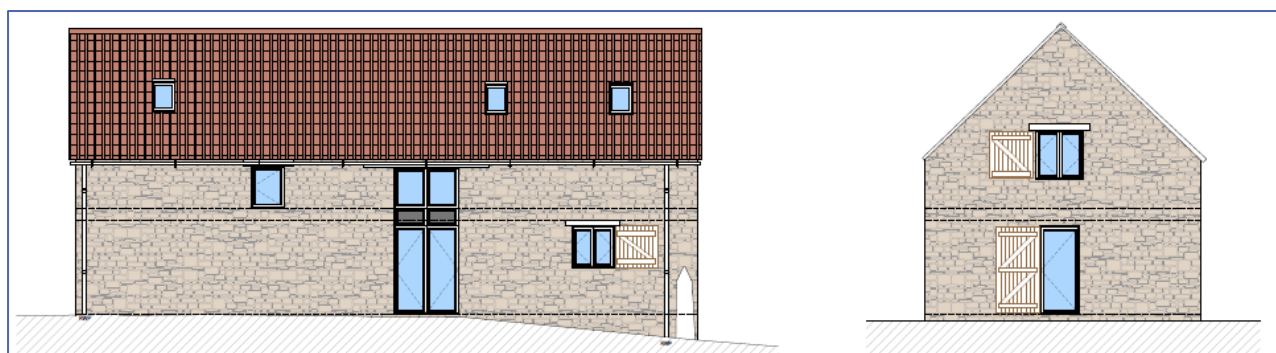
Other technical issues relating to the approved drawings include the joist zone being shown running through the front door, which is not practically achievable, and the window to bedroom 2 on the north elevation being at floor level. The existing ground level appears to be shown with a dashed line on the approved elevations, although it is not annotated. The proposed finished floor level is over 0.5m lower in places, which would require the entire perimeter of the building to be underpinned and structurally waterproofed which would be a major engineering undertaking that would alter the character of the building and its relationship with the wider plot.

It is proposed to create internal ceiling heights of 2.25m which is generally considered to be the minimum to ensure amenity for occupants. Following proposed revisions to the roof structure, the first floor will benefit from a vaulted ceiling with new conservation rooflights to maximise light and amenity space. The proposals have also necessitated minor changes to the front door to ensure the first floor joists can be accommodated. The first floor window on the east elevation has also been reduced in size to accommodate the revised first floor level.

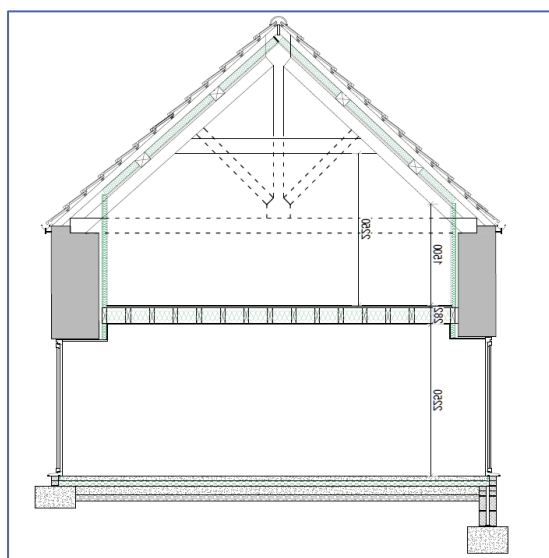


Figures 2 and 3. Extract from the Proposed GF and FF Plans





Figures 4 and 5. Extract from the Proposed Elevations



Figures 6. Extract from the Proposed Site Section

4.0 S.73 Application Plan List Variation

The relevant part of the Plan List condition 2 of planning permission PL/2022/01245 is set out below:

Relevant Extant Drawings	Proposed Replacement Drawings
Proposed Site Plan: Drg. 1938-L02-E	Proposed Site Plan: Drg. 1938-L02-E
Proposed Floor Plans & Section: Drg. 1938-Barn 4-01C	Barn 4-Proposed Floor Plans & Section: Drg. ALD-110-B
Proposed Elevations: Drg. 1938-Barn 4-02C	Barn 4-Proposed Elevations: ALD-111-A

All other originally permitted drawings remain extant and unaltered and should be repeated in the plan list for the s.73 permission.

Given that the permission has been lawfully commenced, it is no longer necessary to re-impose the time limit condition 1.

All pre-commencement conditions should be converted to compliance conditions referencing the approved details. This includes conditions: 3; 10; 11; 13; 14; 16; and 19.

5.0 Conclusion

The proposed changes are necessary to ensure that the building is practicable to convert and to provide an acceptable level of internal amenity for future occupiers.

The design changes on make very minor changes to the external appearance of the building. The addition of conservation roof lights is considered to be a necessary and acceptable addition. NB. it is noted that the permitted conversion of Barn 1 also includes roof lights.

The internal changes preserve the plan form of the building. The creation of a vaulted ceiling will enable future occupiers to experience internal proportions of the original barn.

Any net minor additional heritage harm that may be judged to arise in comparison to the extant permitted scheme for Barn 4, is outweighed by the public benefits of bringing the vacant curtilage listed building back into beneficial use as residential dwelling in the context of constrained housing land supply in Wiltshire.

The Council is respectfully requested to permit the s.73 amendment and parallel standalone LBC application in accordance with WCS Policy CP58, Paragraphs 11c and 215 of the NPPF and applicable heritage legislation.

Yours faithfully



Chris Beaver
Director



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