

Wiltshire Council Planning Consultation Response

3 December 2025

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(South/West)

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

Application No: PL/2025/08973
Change of use of agricultural barns Units 5, 6 & 7 to B2 Workshop (part-retrospective)
East Farm, Chitterne Road, Codford, Warminster, BA12 0PG

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. Section 66 (PP) 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.

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 following points are taken from the Historic England document "The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3" (HE GPA3) that are considered to be particularly relevant:

HE GPA3 Part 1:

“The NPPF makes it clear that the setting of a heritage asset is 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.”

“The extent and importance of setting is often expressed by reference to visual considerations. ...views of or from an asset will play an important part...”

“While setting can be mapped in the context of an individual application or proposal, it cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset. This is because the surroundings of a heritage asset will change over time.”

“The importance lies in what the setting contributes to the significance of the heritage asset or to the ability to appreciate that significance.”

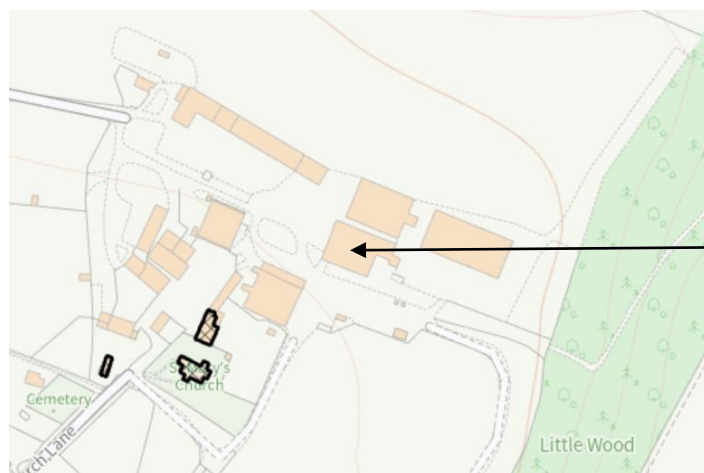
Site and assets considered:

I have been consulted as East Codford Farmhouse is grade II listed building. Buildings within the curtilage of a listed building, which pre-date July 1948, can also be considered ‘curtilage listed’ if they meet other tests – hence some barns in the curtilage of listed farmhouses are also covered by the listing. However, I note the planning agent says:

‘The barns were built in 1958 and been used for agricultural grain storage’.

And certainly it looks like a modern barn (from the aerial view) so it would not be deemed listed.

In addition, St Mary’s Church is to the south-east of the site and is a grade I listed building. There should therefore be due regard to its setting.



The application relates to this building

The site is not in a conservation area.

Proposal:

Change of use with some small physical changes.

Minor changes in respect of the east elevation ie two doors and removal of a small structure and minor change in respect of the south.

The planning statement says:

'The design for the site will be such that the external appearance will be altered very little from the existing situation. There will be a small aspect of demolition, removing a small lean-to aspect and a lean-to corridor'.

Issues: impact on the setting of any listed buildings

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, no assessment has been provided and as such the application fails to meet 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.

Assessment: of proposals on the setting of nearby listed buildings.

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.

In this case, the proposals relate to a modern farm building. As such there will be no impact on historic fabric and no change to the setting of the adjacent listed buildings in view of the very modest works proposed. As such, I raise no objections and consider the proposals to be in accordance with Section 66 of the Planning LBCA Act 1990 as well as chapter 16 of the NPPF.