

12th December 2025

Our Ref: SWLC.LPC5254

Development Services – North
Wiltshire Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER



Dear Sir/Madam

Town and Country Planning Act 1990
The Planning (Listed Buildings and Conservation Areas) Act 1990
Extension and alterations at
Home Farm, Upper North Wraxall, Wiltshire, SN14 7AG

As your records will show both planning permission and Listed Building Consent were previously granted in respect of the above development, reference PL/2022/01940 and PL/2022/02126. Both permissions have unfortunately expired, and my client is therefore seeking to simply renew the approvals so that works can now commence.

There have been no material change in circumstances since permission was granted, so the enclosed new planning and Listed Building Consent applications simply represent the same information. The opportunity though is being taken to set aside the previously imposed condition precedent (No 4), applicable to both decisions.

The conditional wording in question is inserted below and further to which both applications include the additional plan details listed after the condition, and of course intended to provide the large scaled information sought.

Condition No 4

Notwithstanding the approved drawings, no works shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- (i) Large-scale construction details of the timber elements of the infill extension; Large-scale details of all internal and external joinery (1:5 elevation, 1:2 section); and*
- (ii) Full details of all new material finishes, both internal and external.*

The works shall be carried out in accordance with the approved details.

LPC (TRULL) LTD
TRULL, TETBURY
GLOS, GL8 8SQ
Tel: 01285 841433
www.lpctrull.com

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission/listed building consent and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

Plans – (as submitted with previous application)

- Location and Site Plan
- P.22.MBSG.00 – Existing Ground Floor
- P.22.MBS.00 – Existing First and Second Floors
- JHF E1 – Existing Elevations
- PF.22.KDE.00 – West-facing Kitchen Door Elevation
- PF.22.KDD.00 – Kitchen Door Details
- PF.22.GFP.00 Rev 1 – Proposed Ground Floor
- PF.22.FFP.00 – Proposed First-Floor Plan
- PF.22.BRD.00 – Breakfast Room Floor Details
- PF.22.BRE.00 – Proposed Breakfast Room Elevation
- PF.22.SAB.00 – Sections A and B – Proposed Staircase
- PF.22.SCD.00 – Sections C and D – Proposed Breakfast Room Extension
- PF.22.SF.00 – Sections F – Proposed First-Floor Study
- PF.22.UD.00 – Utility Room Door Details
- PF.22.UYE.00 – Utility Yard Elevations

Additional plans

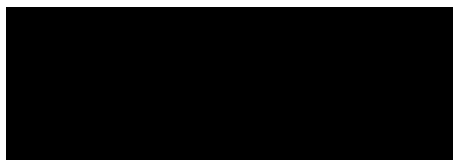
- 101 – Typical Window Detail
- 102 – External Kitchen Door
- 103 – External Utility Room Door
- 104 – Internal Door Detail
- 105 – Staircase Details – Sheet 1
- 106 – Staircase Details – Sheet 2
- 107 – Staircase Details – Sheet 3
- 108 – Utility Room – Staircase Sheet 1
- 109 – Utility Room – Staircase Sheet 2
- 110 – Infill Extension – Plans and Sections
- 111 – Infill Extension – Details – Sheet 1
- 112 – Infill Extension – Details – Sheet 2
- PL-001INST_B-Plateau Roof Light

Given the fact that there has been no material change in circumstances during the delay since the previous grant of permission I do not intend to repeat the case made and the case officer's assessment, suffice it to say is, I believe sufficient information to promptly allow my client to progress his delayed plans. For the avoidance of doubt though and as requested by the council's validation team the previous supporting

statement is appended hereto (albeit some references to the NPPF pre-date the latest paragraph numbering).

Nevertheless, if there are any questions, please do not hesitate to contact me to ensure your prompt decision.

Yours faithfully



Simon Chambers
Director

Enc.

Cc: Mr & Mrs Fisher
Mr J Wake

THE PLANNING (LISTED BUILDINGS &
CONSERVATION AREAS) ACT 1990

EXTENSION AND ALTERATIONS TO
HOME FARMHOUSE, UPPER WRAXALL,
WILTSHIRE, SN14 7AG

PLANNING STATEMENT
(Including Heritage Commentary)

Prepared by

Simon Chambers, BSc (Hons) MA MRTPI
Director
LPC (Trull) Ltd

Our Reference: SWLC.LPC5254

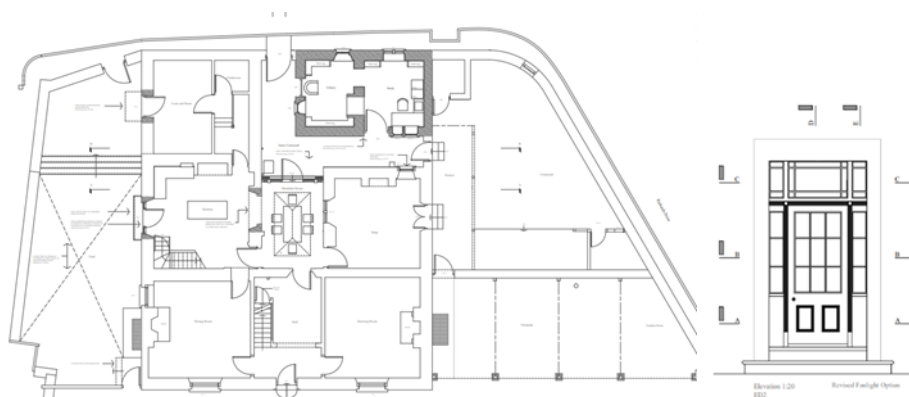
MARCH 2022

1.0 INTRODUCTION

- 1.1 LPC (Trull) Ltd are instructed by Mr and Mrs Fisher, the new owners of Home Farmhouse, Upper Wraxall, Wiltshire, to present their householder and associated Listed Building Consent applications, in part, intended to revisit those works previously approved.
- 1.2 It is the purpose of this proportionate and over-arching planning and heritage statement to review the full raft of plan details and supporting annotations provided by the project designer, Mr J Wade of Landmark of Bath and explain how the property's significance will not be harmed, and indeed how those works previously approved will in fact be improved/enhanced.

2.0 BACKGROUND

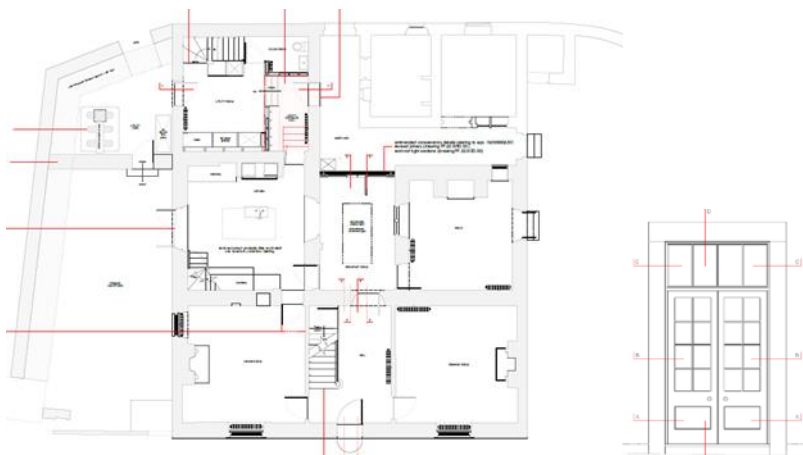
- 2.1 By planning application and associated Listed Building Consent (LPA Reference: 18/00430/FUL and 18/00680/LBC respectively) approval was granted in March 2018, as described below:
'Realignment of Entrance Driveway, including new entrance gates and amendments to walls, Conversion of former Laundry and Store to Office and Study. Demolition of existing rear extension and replacement with view to form extension to kitchen. Removal of Side Door to kitchen and replacement with new. Installation of simple canopy over external side door. Installation of new windows to serve First Floor Staircase.'
- 2.2 Both approvals are extant as the new entrance works were carried out in time as a clear commencement of development. There are however conditions to still be discharged relating solely to those works intended to the Laundry and Store. In that regard it is not currently intended to pursue these elements.
- 2.3 Rather than execute those other extant works sanctioned though my clients have taken the time to reconsider them and specifically wish to modify the extension details and side door to the kitchen. The ground floor details approved in 2018 are shown for comparison purposes by the plan extracts inserted below.

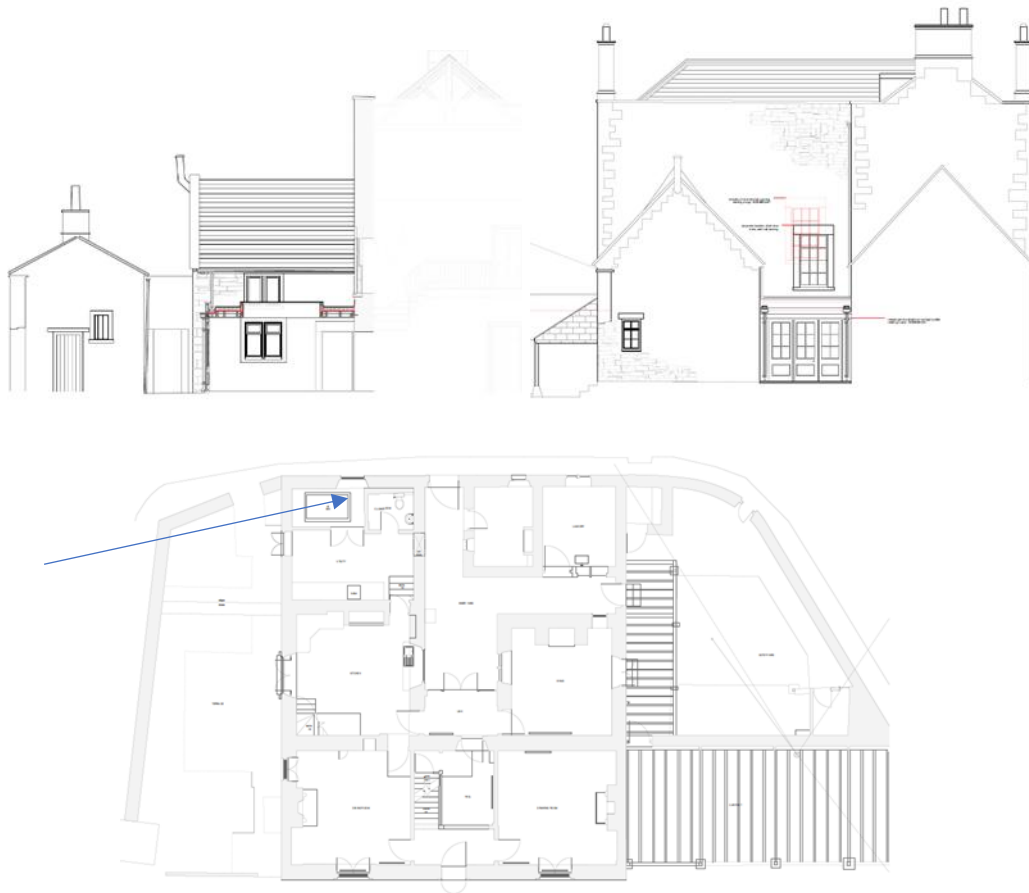




3.0 THE PROPOSAL

3.1 As indicated above the enclosed application seeks to re-evaluate the replacement extension and introduce an amended door detail for the new kitchen side door, noting the existing cut stone detail (former window sill etc- shown by the photographs also inserted below) in the dressed stone surround, not previously referenced, and which will be made good. For comparison purposes the relative revised particulars for those elements referenced above are shown by the new ground floor and plan extracts inserted below, and I will review the changes in more details in due course.

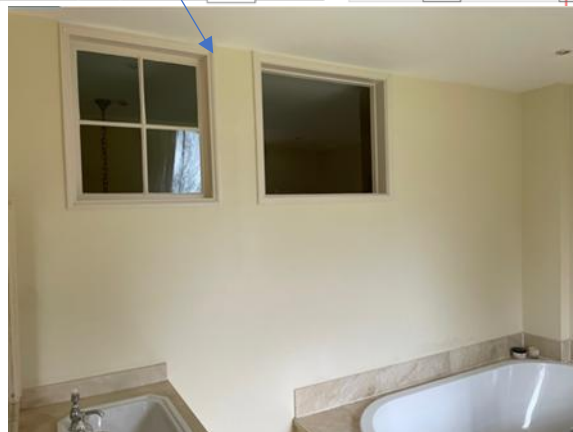
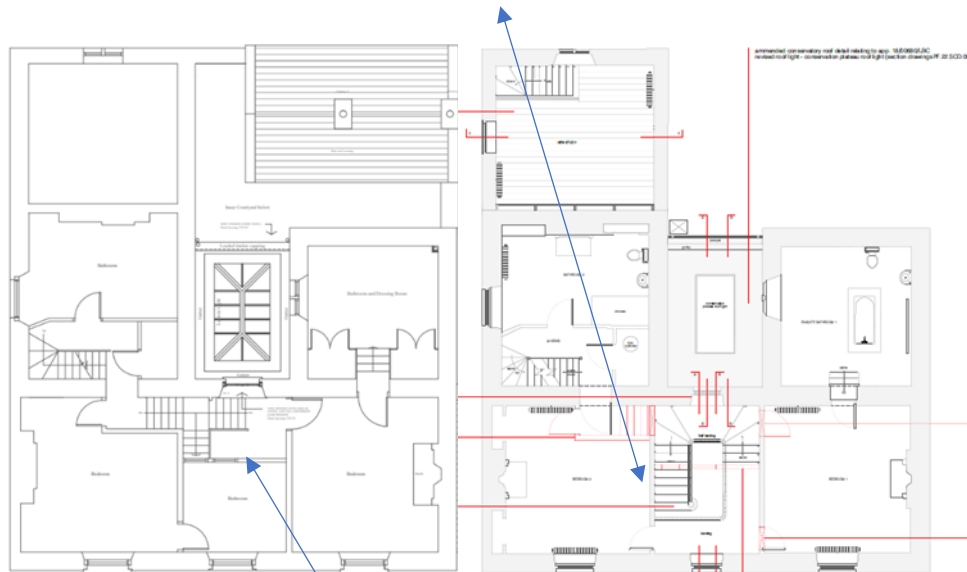




- 3.2 Separately, permission is sought to remove the substandard and obviously far less than ideal internal oil tanks (shown on the survey plan extract above with a blue arrow) from within the inner room to the utility room, providing a replacement in the enclosed courtyard garden space to the north west of the house, where the heat exchanger plant will also be positioned. The garden yard has direct access from the highway by an existing gate and planting on the inner side of the stone walling will assist to further screen the required plant. At the same time an historic doorway will be opened up from the inner yard area to the other side (north east) of the utility room outrigger, repositioning the meter box too (see photograph inserted below). The ground levels in the existing large utility room will be revised, (in part as previously sanctioned) removing an area of modern concrete infill although the new steps are repositioned and the full height roof space will be used to accommodate a new mezzanine first floor area, where there is currently simply is a flat roof internal boxed area-(section and ground floor plan extracts as proposed inserted below).



- 3.3 The other main change is the proposed reconfiguration of the front staircase, removing the awkward and off-centre half landing and bulkhead that intrusively appears to have been cut into the dining room below, evidencing its later introduction. This shown by the two photographs inserted below. The new staircase will be contained within the hallway footprint only, moving from the ground floor to first floor in a single run, although requiring the removal of 2 No doors, both of which will be reused as a consequence of the altered first floor circulation, and removing the central front bathroom. Photographs of the inner glazing serving the bathroom also shown below is believed to indicate it too was not part of the original layout. The approved and proposed configurations are shown from left to right respectively on the next page. The change in the new landing height necessitates the repositioning of the sanctioned new window above the replacement extension infill too.



4.0 HERITAGE ASSESSMENT

4.1 Home Farmhouse is a Grade II Listed Building, as the Historic England Listing schedule confirms, the text of which is inserted below.

‘House, earlier C19, ashlar and rubble stone with slate hipped roof and end wall stacks. 3 storeys, L-plan. Formal 3-window front, ashlar with parapet, moulded cornice and platband. 16-pane sashes to outer windows, 12-pane to centre, ground floor windows set in recessed panels. Central round arched doorway recessed in arched surround. 8-panel door and radiating bar fanlight. Rubble stone side walls and rear wing.’

- 4.2 The heritage commentary previously provided in 2018, particularly when read in association with your Council's conservation team response to the then application proposal, confirms that building's heritage significance will not be diminished in principle by the scale or nature of the householder changes proposed. In light of the nature of the changes explained that is of course believed to remain true.
- 4.3 The former farmhouse originates from the early C19. It is a large house set over three storeys, with a cellar. It has an ashlar dressed stone frontage and rubblestone to the side and rear. There is a grey slate roof behind a parapet and a modern single-storey open fronted extension to the side of the house.
- 4.4 Home Farmhouse was constructed in 1840 as a replacement farmhouse to the original, which still stands at the rear. Internally the two staircases suggest the building may have been developed over time as the ashlar frontage is far grander than the rear wing, which retains a tighter staircase, accessed behind a door in the kitchen, but still open to the rest of the house, unlike a more typical service arrangement. Furthermore, as already suggested the current front staircase has been crudely cut through the door head in the dining room below and has various level changes and subdivides the main hall set back from a pillar that appears to have been added to the original space, potentially when the façade was added.



- 4.5 Most recently though the house has been little changed, save for two additions. On the right-hand side of the house is a lean-to structure providing cover for cars and garden equipment. It is essentially a 4 bay open fronted structure referred to above, with a shallow slate roof supported on timber posts, seated on staddle stones. Consent for this was granted in 2005 along with a lean-to addition at the rear of the property. To the left hand side of the car port a high stone wall was constructed in about the 50s.
- 4.6 The application property is not the only Listed Building locally and it should be stressed that the house also lies within the wider Conservation Area.
- 4.7 Section 66 to the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that where development affects a Listed Building the decision maker shall have special regard to the desirability of preserving the building or its

setting or any features of special architectural or historic interest which it possesses.

- 4.8 Section 72 of the same Act requires that the decision maker should also ensure that planning decisions pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.
- 4.9 The case officer's report for the 2018 applications, using Historic England's publication, Conservation Principles, Policies and Guidance referenced heritage values (listed below), helpfully considers the significance of the application building and those other listed buildings within the vicinity (The Old Farmhouse to the north-west, Home Farm Barn to the south west, the base of the village cross to the north east and Woodseaves to the north) – all Grade II Listed and the wider Conservation Area designation.
- Evidential
 - Historical
 - Aesthetic
 - Communal

In combination it was agreed that heritage environment has architectural interest and therefore aesthetic (design) significance, as well as some historic (illustrative) significance. The remains of the cross would also have historical associative value, and the village green, as part of the Conservation Area has social and communal, significance. This assessment is common ground.

- 4.10 The officer's delegated report in 2018 concluded that the full scope of those works then proposed would result in a 'neutral' impact to the building and would therefore not result in harm to the heritage significance of the building, adjoining listed buildings or the Conservation Area. There are no reasons to believe that the revised scheme, which in the main is less extensive, will give rise to any different conclusions. In that regard the proposed works are considered neutral in respect of their heritage impact, which is explored in more detail further below.

5.0 PLANNING POLICY

- 5.1 Section 38 (6) to the Planning and Compulsory Purchase Act 2004 requires that all planning decisions are made in accordance with the Development Plan unless other material considerations indicate otherwise.
- 5.2 The relevant Development Plan in this instance comprises the Wiltshire Core Strategy and the principle of domestic alterations are generally acceptable in accordance with Core Policies CP51, CP57 and CP58.
- 5.3 Core Policy CP58 largely echoes the statutory requirements highlighted at sections 66 and 72 to the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 5.4 Core Policy CP51 seeks to ensure development protects, conserve and where possible enhance landscape character and must not have a harmful impact

upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. National policy addresses the protection of designated landscapes.

- 5.5 Core Policy CP57 requires a high standard of design in all new developments, including extensions, alterations, and changes of use of existing buildings. There are 14 criteria considerations listed thereat to demonstrate how a proposal will make a positive contribution to the character of Wiltshire. Items i, iii, iv and xii are believed to be relevant to the householder development changes proposed.
- 5.6 The National Planning Policy Framework (NPPF) explains the aims of Government planning policy for England and how it will be applied. It is a material planning consideration.
- 5.7 Paragraph 195 to the NPPF requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a development proposal (including any development affecting the setting of a heritage asset). Paragraph 201 and 202 then requires an assessment of whether there is substantial harm, less than substantial harm or no harm to the heritage asset. As said above in 2018 the overall works then proposed were believed to have a neutral impact and thus cause no harm.
- 5.8 Upper Wraxall is situated within the wider Area of Outstanding Natural Beauty (AONB) and paragraph 176 to the NPPF confirms that, 'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues'. Again, as in 2018, given that the proposal is for modest works within the curtilage of a residential property, the proposals will not harm the area's scenic landscape qualities, and consequently the only issue arising from the relevant planning policy framework is whether the impact on the heritage environment/assets is acceptable.

6.0 HERITAGE IMPACT ASSESSMENT

- 6.1 Although the replacement of the existing mono-pitch as shown above was approved it is noteworthy that the Council's conservation officer's consultation comments were less than enthusiastic.

I suggest that a simpler and I see visually intrusive design is sought. The proposals as currently shown is rather ornate and does not reflect the farmhouse character. The door is over fussy with all that small pane glazing and not balanced. At the very least the side panels should be solid up to the line of the solid base for the door.

Furthermore, the dominant roof lantern could easily be replaced with a flat rooflight that provides the natural light without being visually intrusive. It would go some way to reduce the visual clutter that can be seen from the current design.

My clients share these expressed concerns and believe the approved replacement infill is generally overly fussy and accordingly the proposed redesign achieves the same space and function, replacing the existing poor lean-to, in a more considered manner.



- 6.2 The sectional extracts above highlights that an individual's line of sight approaching the less fussy new extension doors will see the simple parapet stone treatment, and little beyond. Additionally, the removal of the approved high conservatory style lantern reduces the impact of the structure as a whole on the existing first floor windows. By careful design the hidden gutters are set below the window surround, further minimising the nature of the change physically and visually.
- 6.3 The replacement kitchen door is also less fussy than approved and obviously removing the existing Upvc arrangement is a planning gain per se, in favour of a more traditional painted timber construction. The change though in the round remains neutral overall but a less crude treatment of the former window surround will be facilitated to accommodate a single dress stone finish.
- 6.4 The same holds true for the internal reconfiguration of the utility room breaking up only modern concrete and relocation the internal oil tank storage. The changes are directly akin to those sanctioned but make the optimal use of the outrigger's height to refurbish the entire space. The changes are neutral as previously agreed.
- 6.5 Finally, the internal changes to create a more elegant principal staircase introduces a greater sense of functionality in the hall space, opening the singular space, particularly vertically and ensuring the flow of the house sweeps past the stairs into the rest of the house. The change will reverse the contrived existing arrangement overall and provides a single flow from ground floor to the first floor, as well as around the first floor. The small sections of walling to be removed within the left hand front bedroom and central bathroom are not historic in construction, involving stud walling and plaster board. The repositioned bedroom doors are though believed to involve cut and fill to allow them to be repositioned within the original room walls. The doors and architraving will be completely reused and traditional lath and plaster repairs will be used to repair the original walling from where the two doors to be repositioned off the new landing will be removed.

- 6.6 The loss of historic fabric is very minor and balanced in the round not only by the more considered treatment of those matters outlined above but also by the removal of the intrusive ground floor bulkhead and reinstatement of the dining room door surround in full, and room proportions. As said in the round the application details enclose continue to have a neutral impact albeit it is hoped that ultimately the works proposed are superior to the extant particulars.

7.0 CONCLUSIONS

- 7.1 The application enclosed raises no new issues and by reference to the single planning consideration arising, relating to the acceptable heritage impact, maintains the sanctioned neutrality of the changes albeit positively refined by this new submission.



TOWN AND
COUNTRY
PLANNING
DEVELOPMENT
CONSULTANTS



**THE PLANNING (LISTED BUILDINGS &
CONSERVATION AREAS) ACT 1990**

**EXTENSION AND ALTERATIONS TO
HOME FARMHOUSE, UPPER WRAXALL,
WILTSHIRE, SN14 7AG**

**PLANNING STATEMENT
(Including Heritage Commentary)**

Prepared by

**Simon Chambers, BSc (Hons) MA MRTPI
Director
LPC (Trull) Ltd**

Our Reference: SWLC.LPC5254

MARCH 2022

LPC (Trull) Ltd
Trull Tetbury
Gloucestershire
GL8 8SQ
Tel: 01285 841433
Fax: 01285 841489
www.lpctrull.com

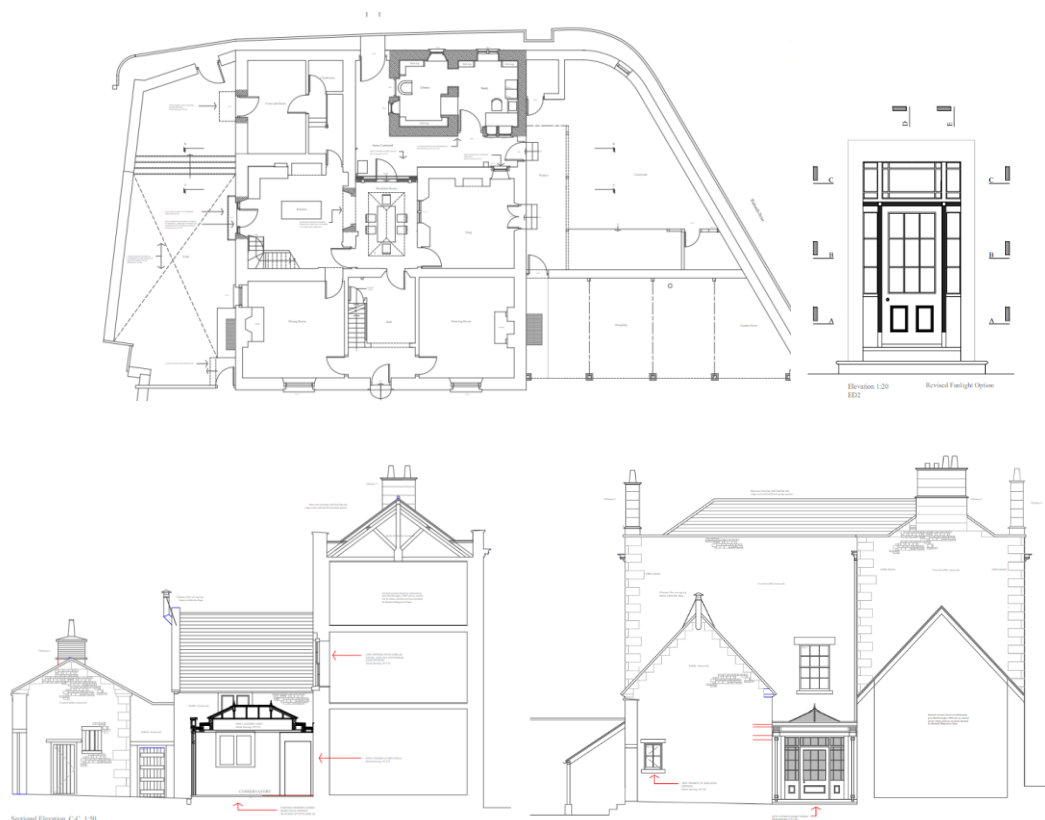
1.0 INTRODUCTION

- 1.1 LPC (Trull) Ltd are instructed by Mr and Mrs Fisher, the new owners of Home Farmhouse, Upper Wraxall, Wiltshire, to present their householder and associated Listed Building Consent applications, in part, intended to revisit those works previously approved.
- 1.2 It is the purpose of this proportionate and over-arching planning and heritage statement to review the full raft of plan details and supporting annotations provided by the project designer, Mr J Wade of Landmark of Bath and explain how the property's significance will not be harmed, and indeed how those works previously approved will in fact be improved/enhanced.

2.0 BACKGROUND

- 2.1 By planning application and associated Listed Building Consent (LPA Reference: 18/00430/FUL and 18/00680/LBC respectively) approval was granted in March 2018, as described below:
- ‘Realignment of Entrance Driveway, including new entrance gates and amendments to walls, Conversion of former Laundry and Store to Office and Study. Demolition of existing rear extension and replacement with view to form extension to kitchen. Removal of Side Door to kitchen and replacement with new. Installation of simple canopy over external side door. Installation of new windows to serve First Floor Staircase.’
- 2.2 Both approvals are extant as the new entrance works were carried out in time as a clear commencement of development. There are however conditions to still be discharged relating solely to those works intended to the Laundry and Store. In that regard it is not currently intended to pursue these elements.

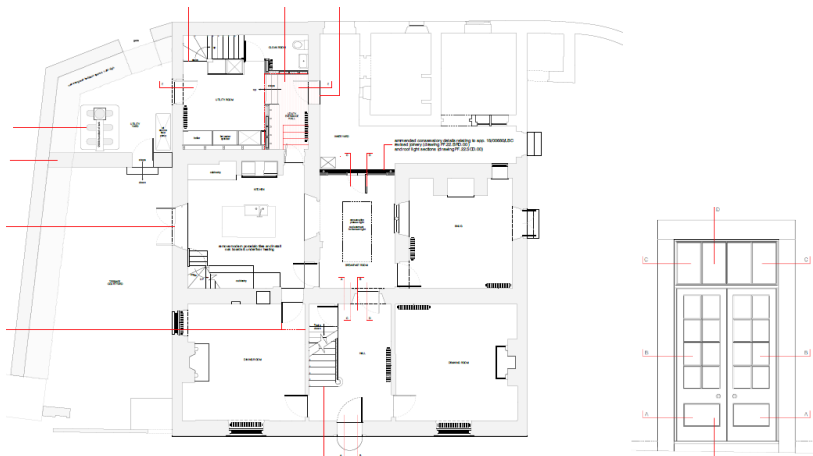
2.3 Rather than execute those other extant works sanctioned though my clients have taken the time to reconsider them and specifically wish to modify the extension details and side door to the kitchen. The ground floor details approved in 2018 are shown for comparison purposes by the plan extracts inserted below.

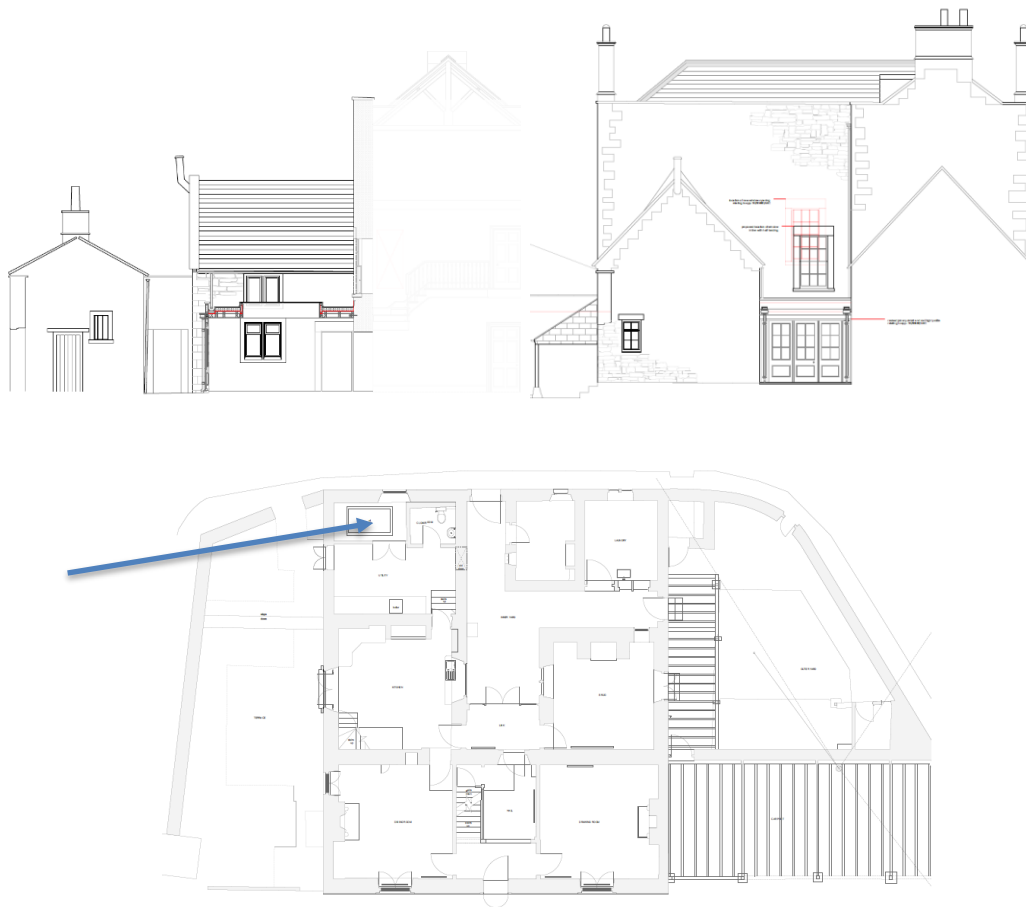


3.0 THE PROPOSAL

3.1 As indicated above the enclosed application seeks to re-evaluate the replacement extension and introduce an amended door detail for the new kitchen side door, noting the existing cut stone detail (former window sill etc-shown by the photographs also inserted below) in the dressed stone surround, not previously referenced, and which will be made good. For comparison purposes the relative revised particulars

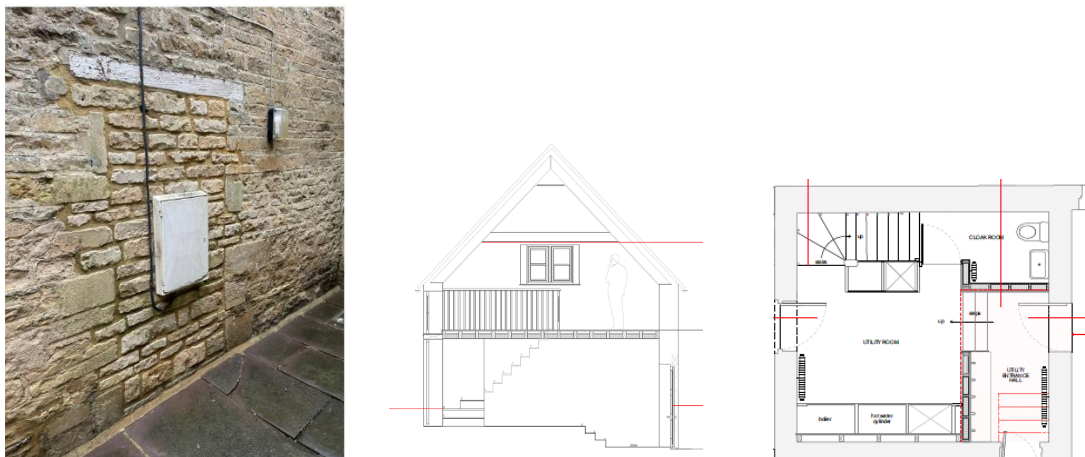
for those elements referenced above are shown by the new ground floor and plan extracts inserted below, and I will review the changes in more details in due course.



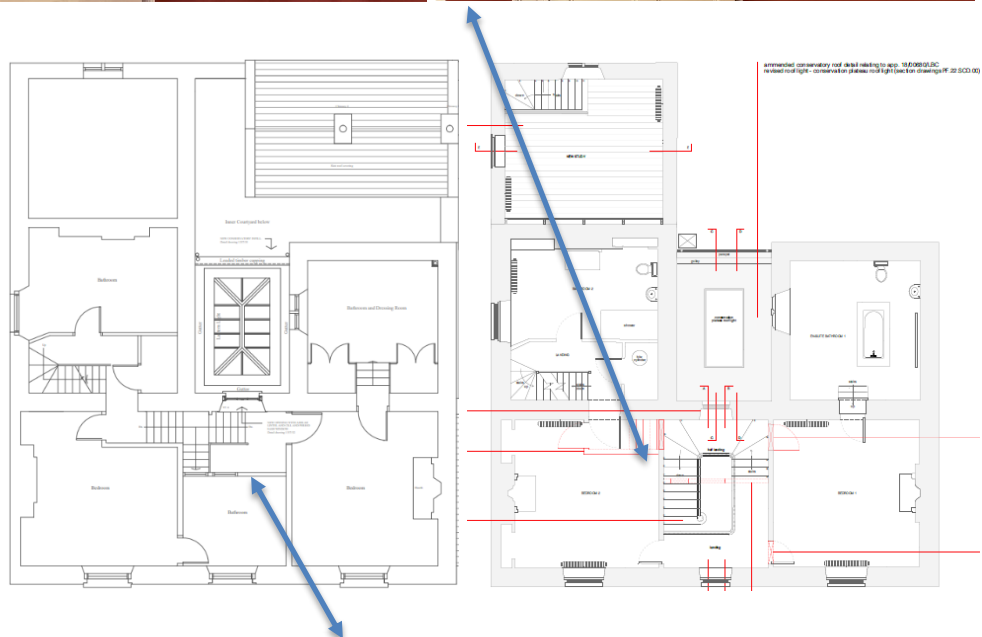


- 3.2 Separately, permission is sought to remove the substandard and obviously far less than ideal internal oil tanks (shown on the survey plan extract above with a blue arrow) from within the inner room to the utility room, providing a replacement in the enclosed courtyard garden space to the north west of the house, where the heat exchanger plant will also be positioned. The garden yard has direct access from the highway by an existing gate and planting on the inner side of the stone walling will assist to further screen the required plant. At the same time an historic doorway will be opened up from the inner yard area to the other side (north east) of the utility room outrigger, repositioning the meter box too (see photograph inserted below). The ground levels in the existing large utility room will be revised, (in part as previously sanctioned) removing

an area of modern concrete infill although the new steps are repositioned and the full height roof space will be used to accommodate a new mezzanine first floor area, where there is currently simply is a flat roof internal boxed area-(section and ground floor plan extracts as proposed inserted below).



3.3 The other main change is the proposed reconfiguration of the front staircase, removing the awkward and off-centre half landing and bulkhead that intrusively appears to have been cut into the dining room below, evidencing its later introduction. This shown by the two photographs inserted below. The new staircase will be contained within the hallway footprint only, moving from the ground floor to first floor in a single run, although requiring the removal of 2 No doors, both of which will be reused as a consequence of the altered first floor circulation, and removing the central front bathroom. Photographs of the inner glazing serving the bathroom also shown below is believed to indicate it too was not part of the original layout. The approved and proposed configurations are shown from left to right respectively on the next page. The change in the new landing height necessitates the repositioning of the sanctioned new window above the replacement extension infill too.



4.0 HERITAGE ASSESSMENT

- 4.1 Home Farmhouse is a Grade II Listed Building, as the Historic England Listing schedule confirms, the text of which is inserted below.

‘House, earlier C19, ashlar and rubble stone with slate hipped roof and end wall stacks. 3 storeys, L-plan. Formal 3-window front, ashlar with parapet, moulded cornice and platband. 16-pane sashes to outer windows, 12-pane to centre, ground floor windows set in recessed panels. Central round arched doorway recessed in arched surround. 8-panel door and radiating bar fanlight. Rubble stone side walls and rear wing.’

- 4.2 The heritage commentary previously provided in 2018, particularly when read in association with your Council’s conservation team response to the then application proposal, confirms that building’s heritage significance will not be diminished in principle by the scale or nature of the householder changes proposed. In light of the nature of the changes explained that is of course believed to remain true.
- 4.3 The former farmhouse originates from the early C19. It is a large house set over three storeys, with a cellar. It has an ashlar dressed stone frontage and rubblestone to the side and rear. There is a grey slate roof behind a parapet and a modern single-storey open fronted extension to the side of the house.
- 4.4 Home Farmhouse was constructed in 1840 as a replacement farmhouse to the original, which still stands at the rear. Internally the two staircases suggest the building may have been developed over time as the ashlar frontage is far grander than the rear wing, which retains a tighter staircase, accessed behind a door in the kitchen, but still open to the rest of the house, unlike a more typical service arrangement. Furthermore, as already suggested the current front staircase has been crudely cut

through the door head in the dining room below and has various level changes and subdivides the main hall set back from a pillar that appears to have been added to the original space, potentially when the façade was added.



- 4.5 Most recently though the house has been little changed, save for two additions. On the right-hand side of the house is a lean-to structure providing cover for cars and garden equipment. It is essentially a 4 bay open fronted structure referred to above, with a shallow slate roof supported on timber posts, seated on staddle stones. Consent for this was granted in 2005 along with a lean-to addition at the rear of the property. To the left hand side of the car port a high stone wall was constructed in about the 50s.
- 4.6 The application property is not the only Listed Building locally and it should be stressed that the house also lies within the wider Conservation Area.
- 4.7 Section 66 to the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that where development affects a Listed Building the decision maker shall have special regard to the desirability of preserving

the building or its setting or any features of special architectural or historic interest which it possesses.

- 4.8 Section 72 of the same Act requires that the decision maker should also ensure that planning decisions pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.
- 4.9 The case officer's report for the 2018 applications, using Historic England's publication, Conservation Principles, Policies and Guidance referenced heritage values (listed below), helpfully considers the significance of the application building and those other listed buildings within the vicinity (The Old Farmhouse to the north-west, Home Farm Barn to the south west, the base of the village cross to the north east and Woodseaves to the north) – all Grade II Listed and the wider Conservation Area designation.
- Evidential
 - Historical
 - Aesthetic
 - Communal

In combination it was agreed that heritage environment has architectural interest and therefore aesthetic (design) significance, as well as some historic (illustrative) significance. The remains of the cross would also have historical associative value, and the village green, as part of the Conservation Area has social and communal, significance. This assessment is common ground.

- 4.10 The officer's delegated report in 2018 concluded that the full scope of those works then proposed would result in a 'neutral' impact to the

building and would therefore not result in harm to the heritage significance of the building, adjoining listed buildings or the Conservation Area. There are no reasons to believe that the revised scheme, which in the main is less extensive, will give rise to any different conclusions. In that regard the proposed works are considered neutral in respect of their heritage impact, which is explored in more detail further below.

5.0 PLANNING POLICY

- 5.1 Section 38 (6) to the Planning and Compulsory Purchase Act 2004 requires that all planning decisions are made in accordance with the Development Plan unless other material considerations indicate otherwise.
- 5.2 The relevant Development Plan in this instance comprises the Wiltshire Core Strategy and the principle of domestic alterations are generally acceptable in accordance with Core Policies CP51, CP57 and CP58.
- 5.3 Core Policy CP58 largely echoes the statutory requirements highlighted at sections 66 and 72 to the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 5.4 Core Policy CP51 seeks to ensure development protects, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. National policy addresses the protection of designated landscapes.
- 5.5 Core Policy CP57 requires a high standard of design in all new developments, including extensions, alterations, and changes of use of existing buildings. There are 14 criteria considerations listed thereat to

demonstrate how a proposal will make a positive contribution to the character of Wiltshire. Items i, iii, iv and xii are believed to be relevant to the householder development changes proposed.

- 5.6 The National Planning Policy Framework (NPPF) explains the aims of Government planning policy for England and how it will be applied. It is a material planning consideration.
- 5.7 Paragraph 195 to the NPPF requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a development proposal (including any development affecting the setting of a heritage asset). Paragraph 201 and 202 then requires an assessment of whether there is substantial harm, less than substantial harm or no harm to the heritage asset. As said above in 2018 the overall works then proposed were believed to have a neutral impact and thus cause no harm.
- 5.8 Upper Wraxall is situated within the wider Area of Outstanding Natural Beauty (AONB) and paragraph 176 to the NPPF confirms that, 'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues'. Again, as in 2018, given that the proposal is for modest works within the curtilage of a residential property, the proposals will not harm the area's scenic landscape qualities, and consequently the only issue arising from the relevant planning policy framework is whether the impact on the heritage environment/assets is acceptable.

6.0 HERITAGE IMPACT ASSESSMENT

- 6.1 Although the replacement of the existing mono-pitch as shown above was approved it is noteworthy that the Council's conservation officer's consultation comments were less than enthusiastic.

I suggest that a simpler and I see visually intrusive design is sought. The proposals as currently shown is rather ornate and does not reflect the farmhouse character. The door is over fussy with all that small pane glazing and not balanced. At the very least the side panels should be solid up to the line of the solid base for the door.

Furthermore, the dominant roof lantern could easily be replaced with a flat rooflight that provides the natural light without being visually intrusive. It would go some way to reduce the visual clutter that can be seen from the current design.

My clients share these expressed concerns and believe the approved replacement infill is generally overly fussy and accordingly the proposed redesign achieves the same space and function, replacing the existing poor lean-to, in a more considered manner.



- 6.2 The sectional extracts above highlights that an individual's line of sight approaching the less fussy new extension doors will see the simple parapet stone treatment, and little beyond. Additionally, the removal of the approved high conservatory style lantern reduces the impact of the

structure as a whole on the existing first floor windows. By careful design the hidden gutters are set below the window surround, further minimising the nature of the change physically and visually.

- 6.3 The replacement kitchen door is also less fussy than approved and obviously removing the existing Upvc arrangement is a planning gain per se, in favour of a more traditional painted timber construction. The change though in the round remains neutral overall but a less crude treatment of the former window surround will be facilitated to accommodate a single dress stone finish.
- 6.4 The same holds true for the internal reconfiguration of the utility room breaking up only modern concrete and relocation the internal oil tank storage. The changes are directly akin to those sanctioned but make the optimal use of the outrigger's height to refurbish the entire space. The changes are neutral as previously agreed.
- 6.5 Finally, the internal changes to create a more elegant principal staircase introduces a greater sense of functionality in the hall space, opening the singular space, particularly vertically and ensuring the flow of the house sweeps past the stairs into the rest of the house. The change will reverse the contrived existing arrangement overall and provides a single flow from ground floor to the first floor, as well as around the first floor. The small sections of walling to be removed within the left hand front bedroom and central bathroom are not historic in construction, involving stud walling and plaster board. The repositioned bedroom doors are though believed to involve cut and fill to allow them to be repositioned within the original room walls. The doors and architraving will be completely reused and traditional lath and plaster repairs will be used to

repair the original walling from where the two doors to be repositioned off the new landing will be removed.

- 6.6 The loss of historic fabric is very minor and balanced in the round not only by the more considered treatment of those matters outlined above but also by the removal of the intrusive ground floor bulkhead and reinstatement of the dining room door surround in full, and room proportions. As said in the round the application details enclose continue to have a neutral impact albeit it is hoped that ultimately the works proposed are superior to the extant particulars.

7.0 CONCLUSIONS

- 7.1 The application enclosed raises no new issues and by reference to the single planning consideration arising, relating to the acceptable heritage impact, maintains the sanctioned neutrality of the changes albeit positively refined by this new submission.
- 7.2 For completeness I have listed the application plans enclosed below and would be happy to discuss any aspect of the applications to ensure the Council's support.

List of Plans

- JHF – E1 Elevations All
- PF-22-FFP.00 Proposed First Floor
- PF-22-GFP.00 Rev 01 Proposed Ground Floor
- PF-22-MBSS-00 Survey First & Second Floor
- PF-22-MBSG-00 Survey Ground Floor
- PF-22-UD-00 Utility Room Door Details
- PF-22-BRE-00 Elevation Breakfast Room Extension
- PF-22 SCD-00 Sections C & D Proposed Breakfast Room Extension

- PF-22-BRD-00 Breakfast Room Door Details
- PF-22-KDD-00 Kitchen Door Details
- PF-22-KDE-00 Elevations West Facing – Kitchen Door
- PF-22-SAB-00 Sections A & B Proposed Staircase
- PF-22 SF-00 Sections F - Proposed First Floor Study
- PF-22-UYE-00 Utility Yard Elevations
- Location Plan