

Wiltshire Council Planning Consultation Response

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Fiona Webb
Senior Conservation Officer (Consultant)
Wiltshire Council Conservation (Central)

Officer’s Name: Jane Sanger
Officer’s Title: Planning Officer

Application No: PL/2025/09511
Discharge of conditions 3 joinery, 5 stone and brickwork & 6 structural survey of planning application PL/2024/07968 (Proposed Conversion & Extension of the Existing Store/Studio into Ancillary Accommodation) The Old Vicarage, Milton Lilbourne, Pewsey, SN9 5LQ

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

Recommendations:

☒	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 and 66 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 214-216 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: The property is a Grade II listed building located within Milton Lilbourne Conservation Area. The building concerned is a curtilage listed former stables.

Proposal: The proposals seek to discharge of conditions 3 joinery, 5 stone and brickwork & 6 structural survey of planning application PL/2024/07968 (Proposed Conversion & Extension of the Existing Store/Studio into Ancillary Accommodation).

Relevant planning history: K/15919/L - CONVERSION OF STABLE TO STUDIO/STUDY (approved); PL/2024/07968 - Proposed Conversion & Extension of the Existing Store/Studio into Ancillary Accommodation (approved).

Issues: impact on the significance of the curtilage listed building, impact on the setting of neighbouring listed buildings, impact on the character and appearance of the conservation area.

Assessment: Condition 3 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 details of all joinery (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels; ii) Full details and samples of all external materials. The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission 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.

Conservation comments – the design of the windows submitted for condition discharge do not match the design of the approved windows. Also there is no mention in the condition discharge regarding material and these appear to be metal whereas the approved drawings state timber.

Condition 5 No walls shall be constructed on site, until a stone and brickwork quoin sample panel (for approval of materials, mortar and detailing), not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

REASON: in the interests of preserving the character and appearance of the listed building and its setting.

Conservation comments – Details as submitted are acceptable.

Condition 6 Prior to the construction of the extension hereby approved, a structural survey shall be submitted to the local planning authority, and approved in writing, to demonstrate that the extension approved can be constructed on the existing boundary wall without further works to this structure. If further works are required these may be subject to a further Listed building and Planning application.

REASON: to ensure the integrity of the boundary wall, which falls within the curtilage of the parent Listed Building.

Conservation comments - Details as submitted are acceptable.