

Wiltshire Council Planning Consultation Response

Application No: PL/2025/08988
Address: Stack House, Woodborough
Case Officer: Joe Leesam

Please find following comments in respect of the above consultation:

Recommendations:

☐	No Comment
☐	Comment
☐	Support
☒	Support subject to conditions (please set out below)
☐	Object (for reasons set out below)
☐	No objections

Scope of comments: the following comments relate to the built historic environment.

National Policy and Guidance:

Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 – requirement to 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.

Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 – requirement to pay special attention to the preservation or enhancement of the character or appearance of the surrounding Conservation Area.

The National Planning Policy Framework (December 2024 (as amended February 2025)) outlines government policy, including the historic environment (Section 16). Paragraph 210 requires local planning authorities to 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. Paragraphs 214 – 216 require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. National Planning Policy Guidance provides guidance on making changes to Heritage Assets.

Historic England's *Advice Note 2 – Making Changes to Heritage Assets* (2016) is also relevant guidance for applying the policies within the NPPF.

Historic England's "Conservation Principles" provides policy and guidance for the "sustainable management of the historic environment". Additional guidance is also contained within their publications:

- *Historic Environment Good Practice Planning Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment*
- *Historic Environment Good Practice Planning Advice Note 3 – The Setting of Heritage Assets (2nd edition)*

Local Policy:

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.

Wiltshire 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."

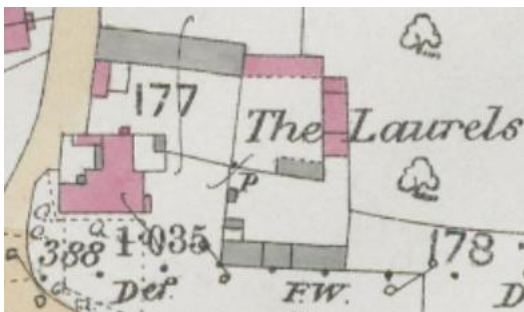
Site:

Stack House is a grade II listed building dating from the 17th and 19th centuries. A timber frame building with brick facing under a traditional thatched roof, the building is a fine example of the local vernacular architecture that positively contributes to the character and appearance of the Woodborough Conservation Area.

The list description states the following, for means of identification purposes only:

House, C17 and C19. Timber framed refaced with brick. Thatched roof. Two storeys, 4 bays, with rear wing also of 4 bays and 2 storeys. Central glazed door to garden front with side windows, 12-pane sashes and other windows, all having segmental 9-in brick arches to the ground floor. Rear gable connecting to C19 service wing at rear. Right gable has moulded bressumer at base of gable and carved bargeboards, probably C17. Interior has deep chamfered cross beams.

The site itself has had a lot of change since the mid-18th century, as the house used to be known as The Laurels until around 1940, and was a large farmstead with various barns, a shelter shed and enclosed yards. These had been lost and/or much altered by c.1940, which is clear to see in the map extracts below:



OS Map 1844-88



OS Map 1921-43

The application site itself was subject to an LBC demolition of an outbuilding, referenced as a garage, and a replacement garage and games room in 1996 (refs. K/33494 & K/33495/L), which was implemented. A more recent application, approved in 2016 (ref. 16/09128/FUL) was for the further extension of the games room and its conversion for use of as a residential annexe for the main house.

Proposal:

Erection of single storey rear extension to modern garage and annexe building.

Issues:

- Impact upon the preservation of the listed building or its setting or any features of special architectural and/or historic interest.
- Impact on the character and appearance of the Conservation Area, and its setting.

Assessment:

The description of development is rather confusing, as it appears to refer to an extension to the main house and does not make it clear that the extension is on the annexe.

The existing outbuilding is approximately 40 years old, having been extended in 2016. The building is single storey with timber boarded elevations above a brick plinth, and natural slate roof. It retains a subservient and outbuilding character and relationship with the main house, which is an important relationship and hierarchy of the buildings within the site.

The proposal is for an extension to the rear (north) of the outbuilding to provide additional living accommodation, including a kitchen/dining room, which is relocated from the front of the building (formerly the games room in the 1996 application), and additional bathroom facilities.

With the increase in size, the building is becoming more of a single storey 'bungalow' within curtilage of the grade II listed building, and loses the outbuilding character solely by the shape of the floorplan: a more linear structure would have been more appropriate in such a setting considering the historic use of the site as a farmstead.

However, the building has a relatively neutral impact on the setting of the listed building, aided by the single storey form and use of traditional materials to retain some form of semblance of those used on traditional farm and outbuildings within the locality. Providing an extension in the manner proposed, whilst increasing the footprint in a rather ad-hoc manner (considering this is the second round of extensions for the original 1996 building), does not encroach on the listed building and retains a degree of subservience, aided by the existing separation, and therefore is not considered to cause harm to the setting of the listed building. The proposals will also preserve the character and appearance of the conservation area.

Summary & Conclusion:

The proposed extension on the annexe is starting to turn the building into one more residential in character i.e. a detached dwelling, rather than an ancillary building to the main house. However, as the degree of separation from the listed building is retained, and the south elevation remains unchanged, thereby maintaining the status quo, the extension is not considered to have a harmful impact on the setting of the listed building. This will be aided by the careful use of materials, and these should match the existing.

There will not be any impact on the character and appearance of the Woodborough Conservation Area.

Pippa Card
Senior Conservation Officer
Wiltshire Council Planning

Date: 16/12/2025