

Wiltshire Council Planning Consultation Response

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(South/West)

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Officer’s Title: Planning Officer

Application No: PL/2025/09411
Single storey extension to the rear of Stop Farmhouse
Stop Farm, Fonthill Gifford, Salisbury, SP3 6QJ

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. Sections 16 (LBC) and 66 (PP) 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.

Paragraph 58B of the Planning Act 1990 require that in considering whether to grant planning permission or permission in principle for the development of land in England which affects a registered park and garden, the LPA must have special regard to the desirability of preserving or enhancing the asset or its setting.

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 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.

Historic England Advice Note 2 – Making changes to Heritage Assets illustrates the application of policies set out in the NPPF in determining applications for PP and LBC.

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:

Stop Farmhouse is a grade II listed building. The list description reads as follows:

'Farmhouse. Late C17, altered C18 and C19. Rubble stone, hipped thatched roof, brick stacks. L-plan. Two-storey, 5-window; casements. Central 4-panelled door with porch on posts, 2-light casement, blocked doorway, square-headed single casement to left, C20 lean-to extension to right. First floor has single blocked segmental-headed casement and 2-light casement to C17 range, three 2-light casements to right. Left return has 3-light ovolo-moulded mullioned casement to ground and first floor, coped verge to left. Rear has single-storey C18 thatched extension, casements and C20 single-storey extension. Interior has chamfered beams with stepped stops, open fireplace with chamfered timber lintel on stone jambs, planked and 4-panelled doors.'

Associated with the farmhouse is a separately listed granary and barn, both listed at grade II.

'Granary. C18. Timber-framed with weatherboard cladding, tiled pyramidal roof, on nine staddlestones. Planked door with strap hinges on side facing house. Interior is boarded, one corn bin retained, roof renewed C20.'

And

'Barn. C18. Rubble stone plinth to timber-framed walls with weatherboard cladding, asbestos corrugated roof with half-hips. Six bays, double planked doors to south side. Rear has hipped porch

with double planked doors, left return has planked door to ground floor and to left. Interior has 6-bay roof with straight bracing from jowled main posts to tie-beam and raking struts to principals, partly renewed.'



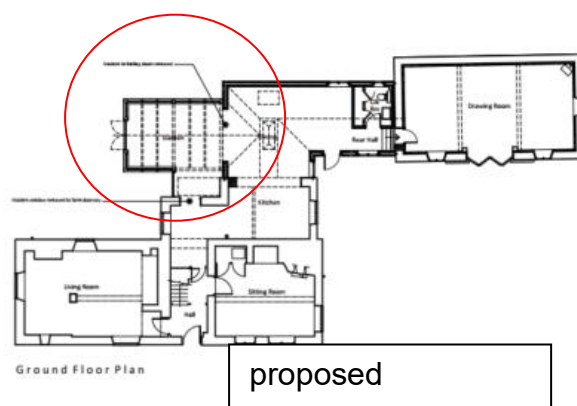
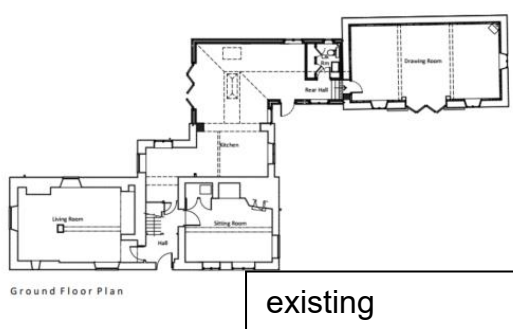
The house and outbuildings are also within the boundary of Fonthill registered park and garden, a grade II* listed park. The following is a preamble to the list description:

'Landscape park developed c.1740 onwards by Alderman William Beckford and c.1793 onwards by his son William Beckford, with further development c.1850. At most extensive c.2,000ha. Now in divided ownership and in varied use - mainly parkland, woodland, and agricultural, and with several separate residences. The present Fonthill House is not within the area covered by the erstwhile Beckford estate, nor has it any connection with that estate.'

The buildings are not in a conservation area.

Proposal:

Single-storey rear extension



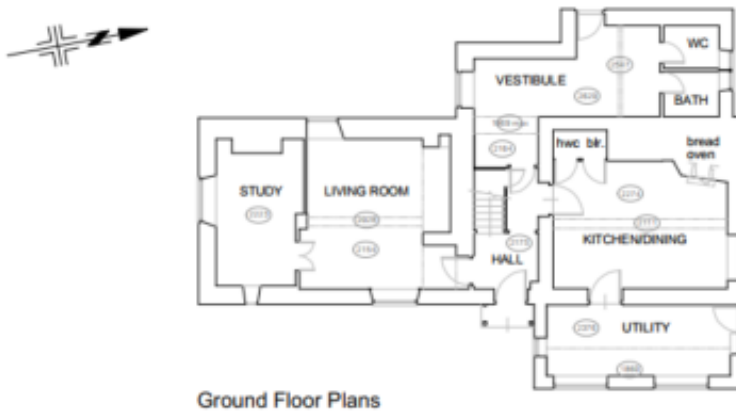
Relevant planning history:

S/2012/1781 – Conversion of barn to residential and erection of linkway to join barn to existing dwelling and associated alterations – approved

S/2012/1780 – Conversion of barn to residential and erection of linkway to join barn to existing dwelling and associated alterations – approved

Elaine Milton's statement of significance and a separate heritage statement and HIA

Stop Farm - Existing Plans & Elevations:



Ground floor plan in 2012

The architect in their heritage statement (referring to the 2012 applications) says:

'The works relevant to this application comprised the construction of a single-storey link, built in natural stone with a slate roof, connecting the farmhouse to the adjacent converted barn. In addition, a new window opening (reference W13) within the rear plain-tiled lean-to was also granted approval in 2013.'

Issues: impact on the listed building, impact on the setting of neighbouring listed buildings, impact on the RPG

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, the applications are accompanied by a 'Heritage Statement' which is supplied by Baxter Green Architects. There is no mention of the RPG nor how the proposals might affect the setting of the listed farmhouse or the barn.

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.

Significance of assets and contribution of setting

The NPPF defines significance as the "value of a heritage asset to this and future generations because of its heritage interest. The interest may be **archaeological, architectural, artistic or historic**. Significance derives not only from a heritage asset's physical presence, but also from its setting." Historic England assesses significance in a similar manner, referring to evidential, historic, aesthetic and communal values of a place.

In 2012, Elaine Milton, an independent heritage consultant concluded that the significance of the farmhouse was:

'The significance of Stop Farmhouse lies chiefly in the extent of surviving original fabric capable of identifying it as a vernacular farmhouse dating from the C17, with additions in the C18, possibly C19 and C20. Features of particular interest.....

The evolution of the building is of significance and this is evident externally by the different window styles, the change in treatment of the stonework

The remaining evidence of the two-room layout at the southern end of the farmhouse is of historic social interest in signifying the wealth or status of its original inhabitants. It also illustrates the plan form of a typical C17 farmhouse of this area. The position of the partitions at the southern end of the ground floor and the inglenook fireplace are significant in defining the original two-room layout of the former heated hall and unheated parlour.

The single-storey range at the rear of the house is of relatively low significance, due to its probable later date, lack of dateable features and degree of alteration. The tiled addition at the rear of the house is of no real significance.

The C20 extension at the northern end of the front elevation detracts from the significance of the farmhouse as it conceals part of the historic wall and disrupts the otherwise linear nature of the front elevation.'



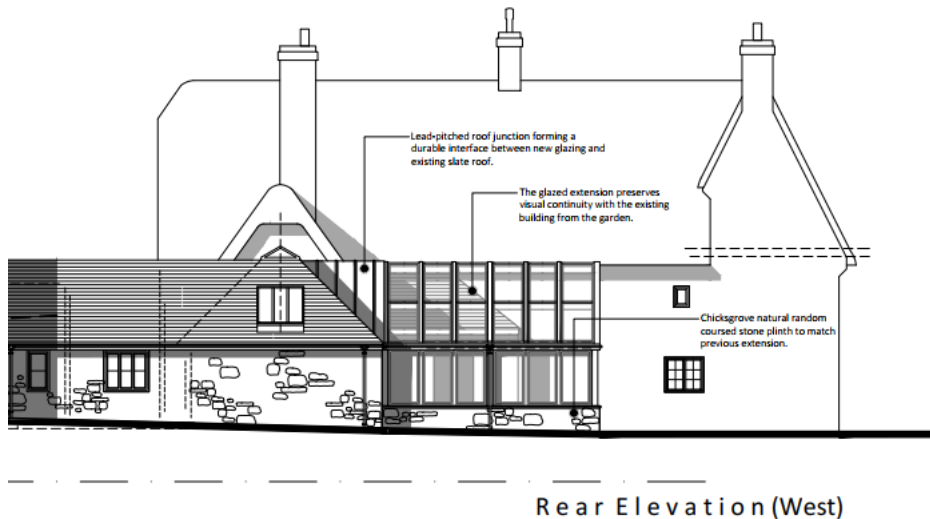
Fig.28 Conjectural phasing plan for farmhouse

Having visited in connection with the 2012 proposals, I concurred with Elaine's assessment.

Assessment:

As is evident from the recent planning history, the proposed new extension would not impact on historic fabric of significance. In visual terms it would clearly be a modern addition to the rear and as such, not impact on the plan form.

In terms of the setting of the farmhouse, it would marginally conceal more of the rear elevation of the earliest part of the farmhouse but its glazed character would allow views through to the original rear wall of the house.



The existing window which would be converted to a doorway, is a recent opening and not of significance.

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.

The impact of the proposals on heritage assets will be neutral On this basis no specific justification is required however it is considered the works will assist in securing the future use of a heritage asset in support of its long-term conservation. The requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the application.