

Heritage Statement

The Old Vicarage, Wilsford, Wiltshire

On behalf of Mr. and Mrs. Bisset

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1. Introduction

- 1.1. Pegasus Group have been commissioned by Mr. and Mrs. Bisset to prepare a Built Heritage Statement to consider the proposed alterations at the Old Vicarage, Wilsford, as shown on the Site Location Plan provided at Plate 1.

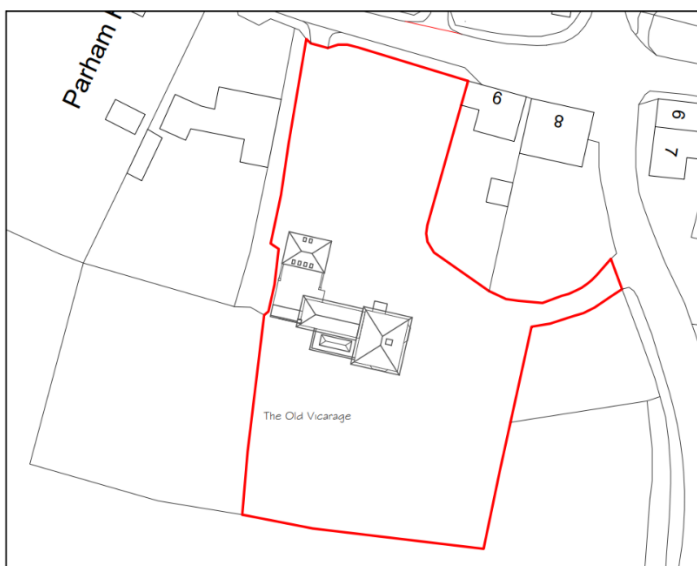


Plate 1: Site Location Plan.

- 1.2. The Site comprises the Grade II Listed house The Old Vicarage and its grounds, which include the Grade II Listed Walls to North Garden of Old Vicarage and the

Coach House (which is considered to be curtilage Listed). The Site is located within Wilsford Conservation Area.

- 1.3. The application seeks both Listed Building Consent and Planning Permission for the construction of a single storey extension to main house, conversion of the Coach House to ancillary accommodation and various other alterations the property.
- 1.4. This Assessment provides information with regards to the significance of the historic environment to fulfil the requirement given in paragraph 207 of the Government's *National Planning Policy Framework* (the *NPPF*) which requires:
- "...an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting".¹***
- 1.5. In order to inform an assessment of the acceptability of the scheme in relation to impacts on the historic environment, following paragraphs 212 to 216 of the *NPPF*, any harm to the historic environment resulting from the proposed development is also described, including impacts on significance through changes to setting.

¹ Ministry of Housing, Communities & Local Government (MHCLG), *National Planning Policy Framework (NPPF)* (London, December 2024), para. 207.

- 1.6. As required by paragraph 207 of the *NPPF*, the detail and assessment in this Report is considered to be "*proportionate to the assets' importance*".²

² MHCLG, *NPPF*, para. 207.

2. Proposed Development

- 2.1. The application seeks Listed Building Consent and Planning Permission for the addition of a new single storey extension, minor internal alterations on the first floor, and the conversion of the Coach House to form ancillary accommodation.
- 2.2. The proposals are detailed on the following plans which form the application package and which this assessment considers:
- Drawing No. 1570-03 Revision C – Proposed Elevations and Plans (Main House)
 - Drawing No. 1570-04 Revision C – Proposed Elevations and Plans (Coach House)
- 2.3. **Section 8** of this Report presents an analysis of the impact of the proposed development on identified heritage assets discussed in **Sections 6 & 7**.

3. Methodology

3.1. The aims of this Report are to assess the significance of the heritage resource within the site/study area, to assess any contribution that the site makes to the heritage significance of the identified heritage assets, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused, if relevant.

3.2. This assessment considers built heritage.

Sources

3.3. The following key sources have been consulted as part of this assessment:

- The Wiltshire Historic Environment Record (HER), accessed via Know Your Place for information on the recorded heritage resource in the vicinity of the site;
- The National Heritage List for England for information on designated heritage assets;
- Historic maps available online;
- Aerial photographs available online via Historic England's Aerial Photo Explorer and Britain from Above;
- The Wiltshire and Swindon History Centre's online catalogue;
- Old photographs accessible via the Historic England Architectural Red Box Collection; and

- Google Earth satellite imagery.

Site Visit

3.4. A site visit was undertaken by a Heritage Consultant from Pegasus Group on 5th December 2025, during which the site and its surrounds were assessed.

Photographs

3.5. Photographs included in the body text of this Report are for illustrative purposes only to assist in the discussions of heritage assets, their settings, and views, where relevant. Unless explicitly stated, they are not accurate visual representations of the site or development proposals, nor do they conform to any standard or guidance i.e., the Landscape Institute Technical Guidance Note 06/19. However, the photographs included are intended to be an honest representation and are taken without the use of a zoom lens or edited, unless stated in the description or caption.

Assessment Methodology

3.6. Full details of the assessment methodology used in the preparation of this Report are provided within **Appendix 1**. However, for clarity, this methodology has been informed by the following:

- *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-*

Taking in the Historic Environment (hereafter GPA:2);³

- *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) – The Setting of Heritage Assets*, the key guidance of assessing setting (hereafter GPA:3);⁴
- *Historic England Advice Note 1 (Second Edition) – Conservation Area Appraisal, Designation and Management* (hereafter HEAN:1).⁵
- *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (hereafter HEAN:12);⁶ and
- *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*.⁷

³ Historic England, *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment* (GPA:2) (2nd edition, Swindon, July 2015).

⁴ Historic England, *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets* (GPA:3) (2nd edition, Swindon, December 2017).

⁵ Historic England, *Historic England Advice Note 1 – Conservation Area Appraisal, Designation and Management* (HEAN:1) (2nd edition, Swindon, February 2019).

⁶ Historic England, *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (HEAN:12) (Swindon, October 2019).

⁷ English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008).

4. Site Description and Planning History

Site Description

- 4.1. The Site is approximately 0.24 hectares, and comprises the house, The Old Vicarage, a Coach House, the cob wall which fronts the main road to the south, and the house's garden curtilage. It is set back from the western end of the main lane that runs through the village of Wilsford. There are vehicular accesses from the main lane and from the lane to the east of the site.

Site Development / Map Regression

- 4.2. One of the earliest cartographic recordings of the Site is the 1844 Tithe map of Wilsford Civil Parish. This records the house as the Vicarage (Plot 78A) owned by Reverend William Raymond, and under the occupation of Reverend Nicholas Symonds. The Tithe records a large square structure with a projecting wing on its south-western corner, situated in the middle of the plot, and set back from the main village road of Wilsford. In the north-west of the plot there is a smaller rectangular structure. There is a possibility this corresponds with the coach-house still extant on Site, however, this cannot be confirmed with certainty. The Tithe depicts a secondary access point to the Site from the road to the east; there is a small structure located there. The plot extends southwards, reaching the thoroughfare to the south.

- 4.3. To the north-west of the Site is Plot 14, the Churchyard and Church of St Nicholas, occupied by the same Reverend Nicholas Symonds. To the north east of the plot was a smaller plot labelled 79A, owned by Sir F D Astley Baronet and occupied by Francis Hayden & Richard Gilbert, and recorded as Two Cottages and Gardens. The plot (77) west of the Site was glebe-land, owned by Benjamin Hayward and occupied by William Pierce Hayward. To the south-west of the Site is Plot 80A, owned by Sir Francis Dugdale Astley Baronet and occupied by William Peirce Hayward, recorded as Vicarage Field or Butt Close.

- 4.4. The Tithe map records the wider Wilsford village as a linear settlement with a collection of houses populating both sides of the main village thoroughfare. To the south-west of the Site Plot 80B, a large farmstead and farmhouse, owned Sir Francis Baronet and occupied by William Pierce Hayward. Historic sources indicate this is the Grade II Listed Wilsford Manor.

- 4.5. The Site was recorded again in the 1846 Map of the property of Sir Francis Dugdale Astley Bart in the Parish of Wilsford. This map details the house largely the same as the tithe map, with the exception of a previously undocumented projecting feature on the eastern elevation of the house. The rest of the Site remained unchanged⁸.

⁸ 574/311 Survey book and map of the property of Sir Francis Dugdale Astley in Wilsford 1846, Wiltshire & Swindon History Centre.

- 4.6. The 1886 Ordnance Survey map records several alterations to the plot of the site. The plot was noticeably shortened at its southern extent between 1846 and 1886, forming what looks to be diminutive garden feature with mixed wooded features to the south of the house.
- 4.7. The plan form of the house is also recorded as having changed. On both the tithe map and 1846 map the house was recorded as having a projecting feature on the southern side of the western elevation. In the first edition OS, the projecting feature extends from the northern side of the western elevation. The projecting feature on the eastern elevation illustrated in the 1846 map is not shown on the 1886 either. Moreover, the house and rectangular structure illustrated in the tithe are sited much closer to each other in the first edition OS. The Coach House also appears much larger than shown on the tithe map and also larger than its current footprint. Further alterations included the addition of two small ancillary structures in the north-western corner of the Site, and a smaller L-shaped structure to the west of the projecting wing.
- 4.8. The change in plan form and location of buildings within the Site suggests there were substantial alterations to the plan form of the house between 1846 and 1866. The modern-day square hipped roof portion of the house is taller than the bay wing and its un-seamless connection to the bay wing suggest the square portion was added sometime between 1846 and 1866. We can also deduce, based on the change in siting, and a survey of coach house's external fabric, which mirrors the hipped roof and square design of the house's extension, that the Coach House may have been rebuilt sometime between 1846 and 1866.
- 4.9. In subsequent OS maps, the Site remained largely unchanged (1900, 1926, 1941), with the exception of the removal of the two ancillary structures in the north-wester corner of the Site in 1941.
- 4.10. The 1961 OS map of the Site shows the L-shaped structure to the west of the bay wing had been either removed or integrated into the wing of the house. A more detailed analysis of the corresponding projecting range's fabric, found in **Section 6**, further indicates that it is likely to have been integrated.
- 4.11. In the 1999 Satellite imagery of the Site, the Grade II listed wall boundary at the north of the Site is depicted for the first time in detail. The land to the south of the Site, which once formed part of its plot, are shown to be uncultivated fields. The Coach House is shown to be much shorter at its southern elevation than in previous maps.

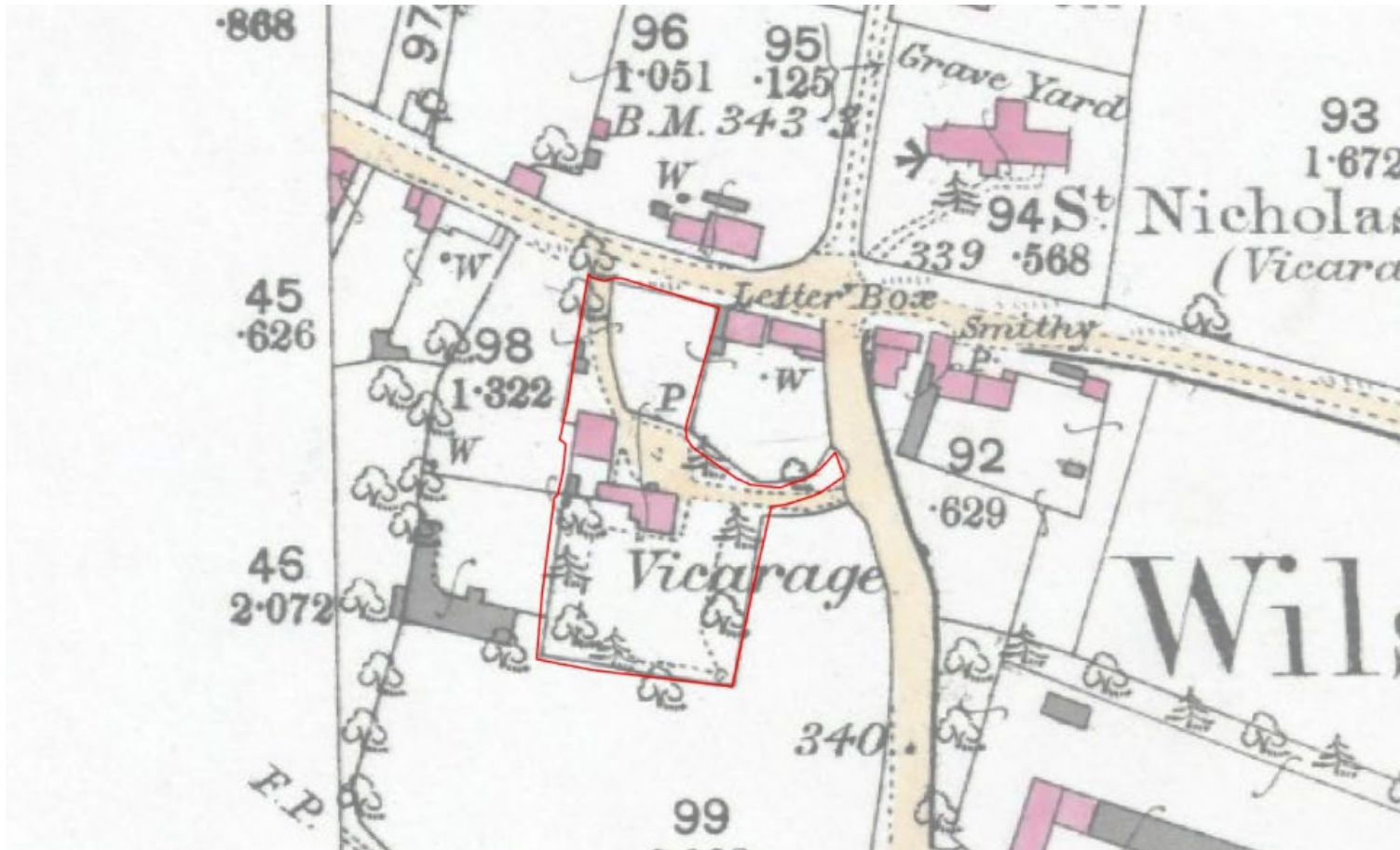


Plate 2: 1886 1st edition OS Map.

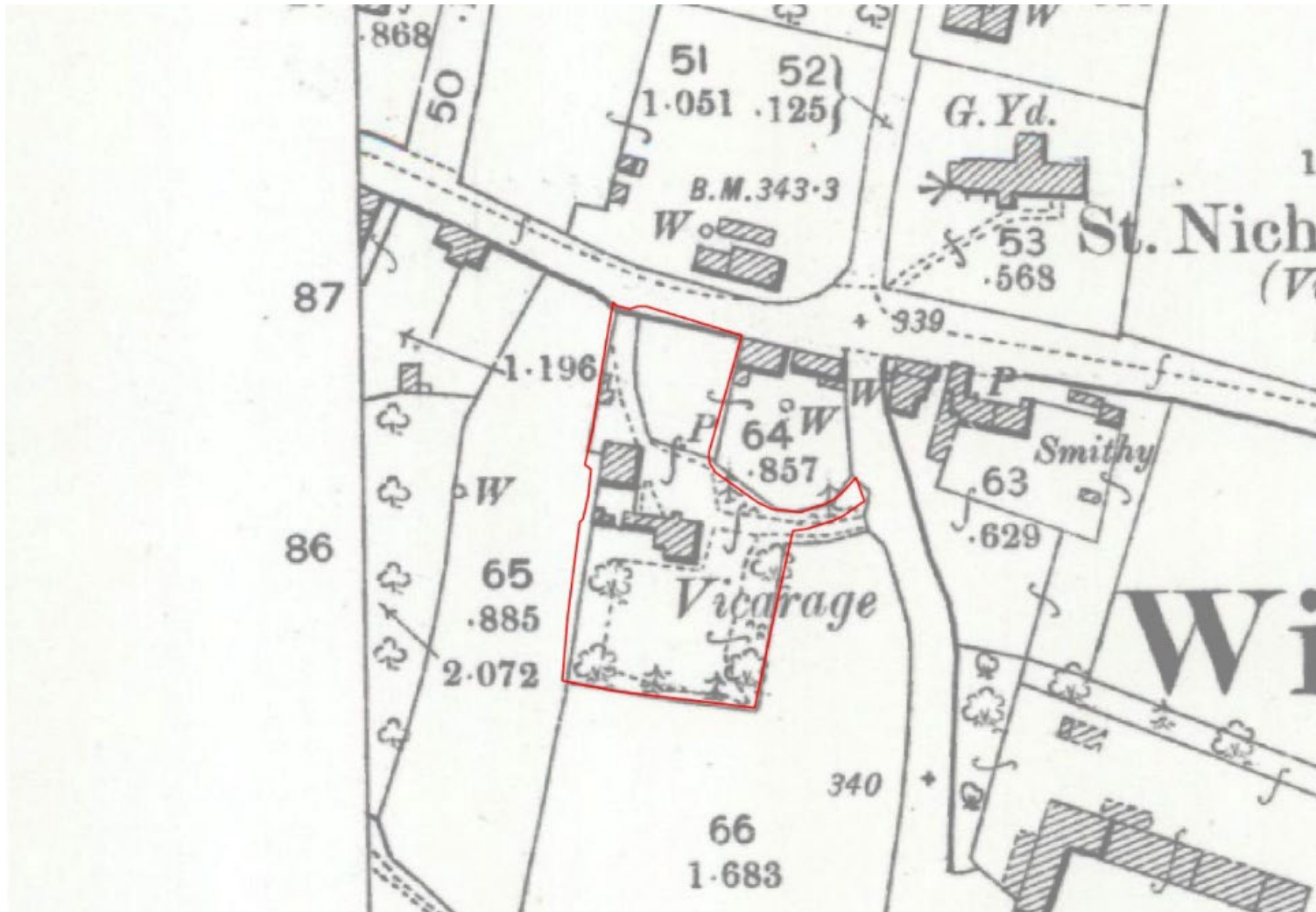


Plate 3: 1900 2nd edition OS Map.

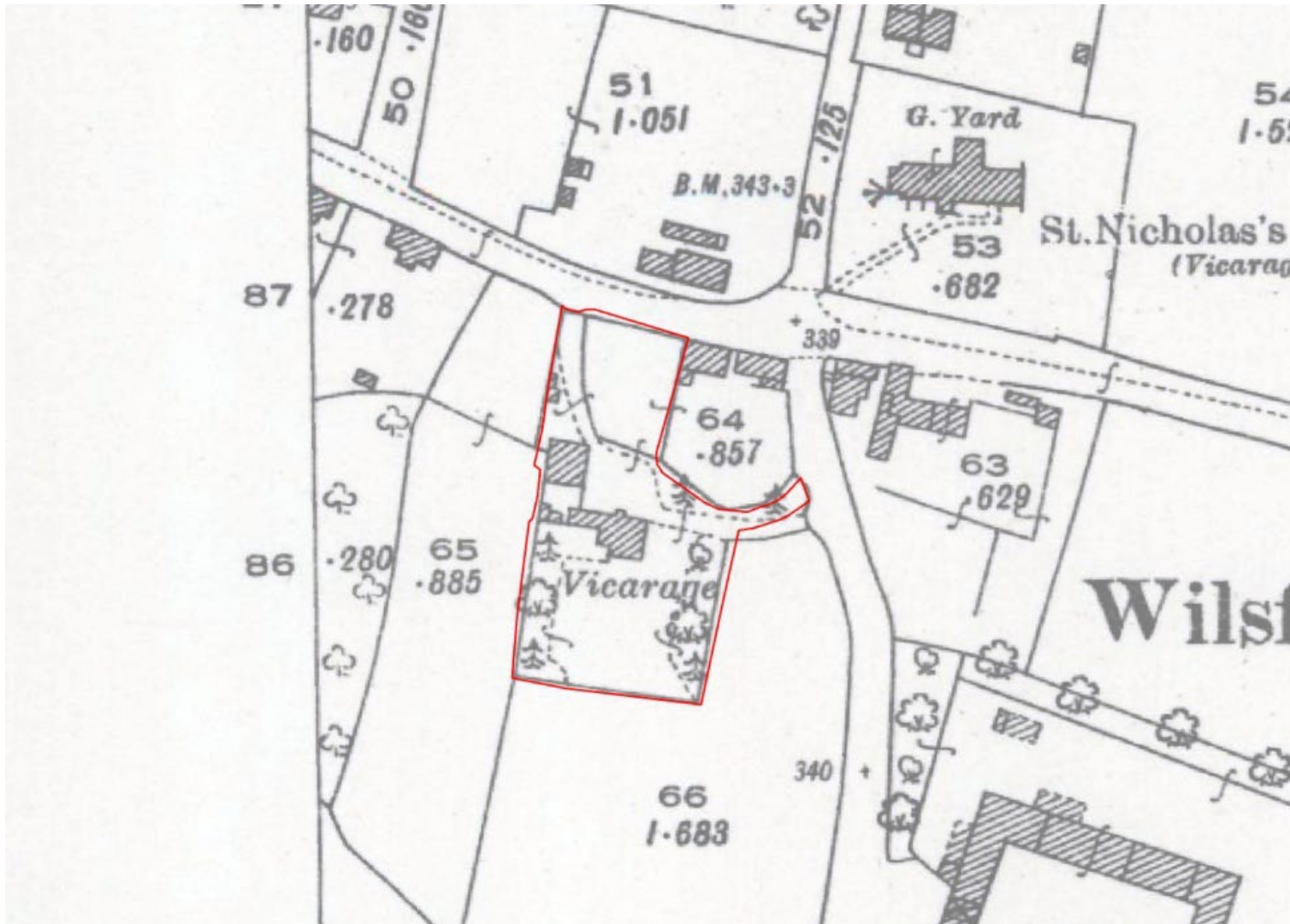


Plate 4: 1926 OS Map.

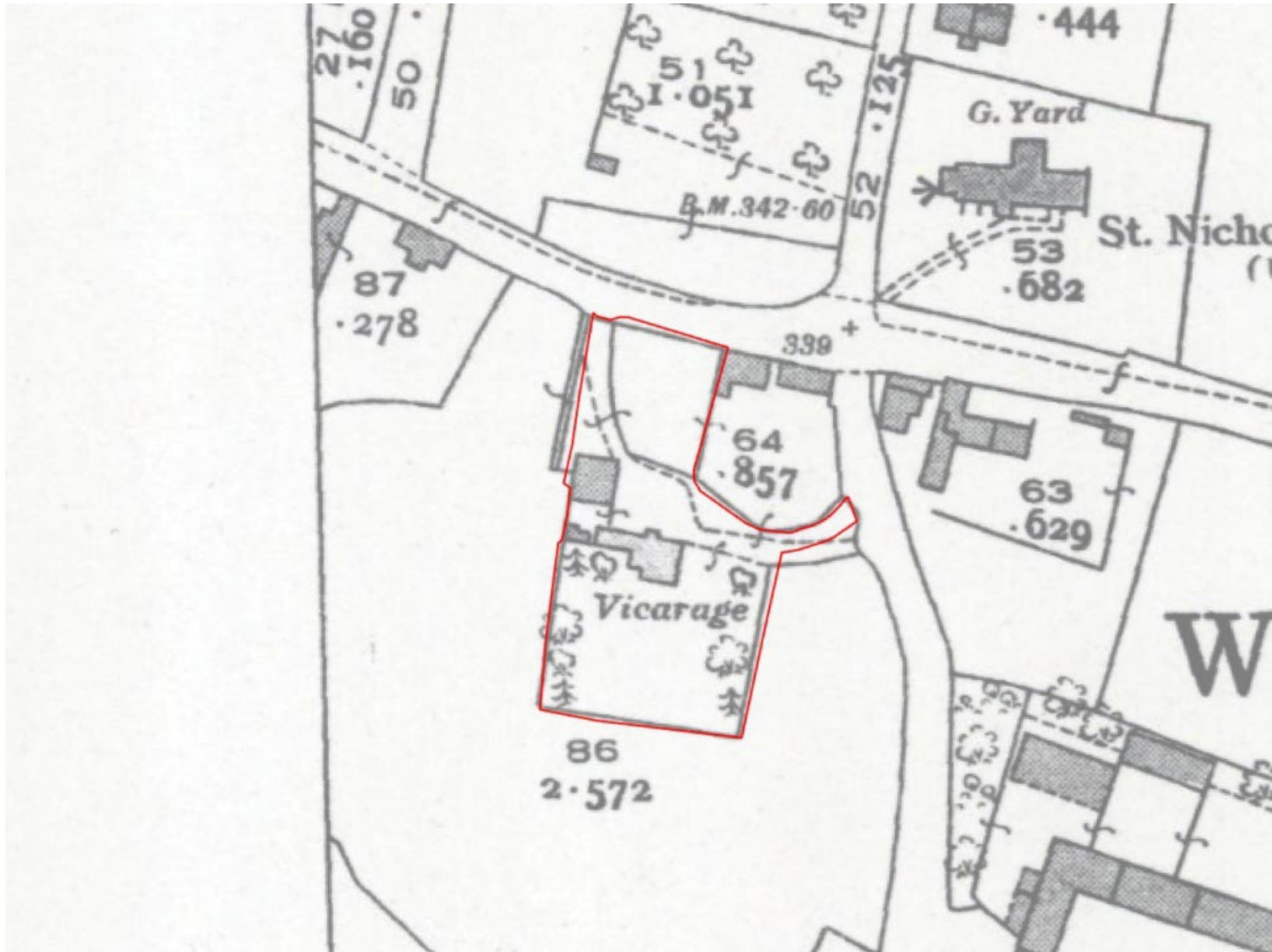


Plate 5: 1941 OS Map.

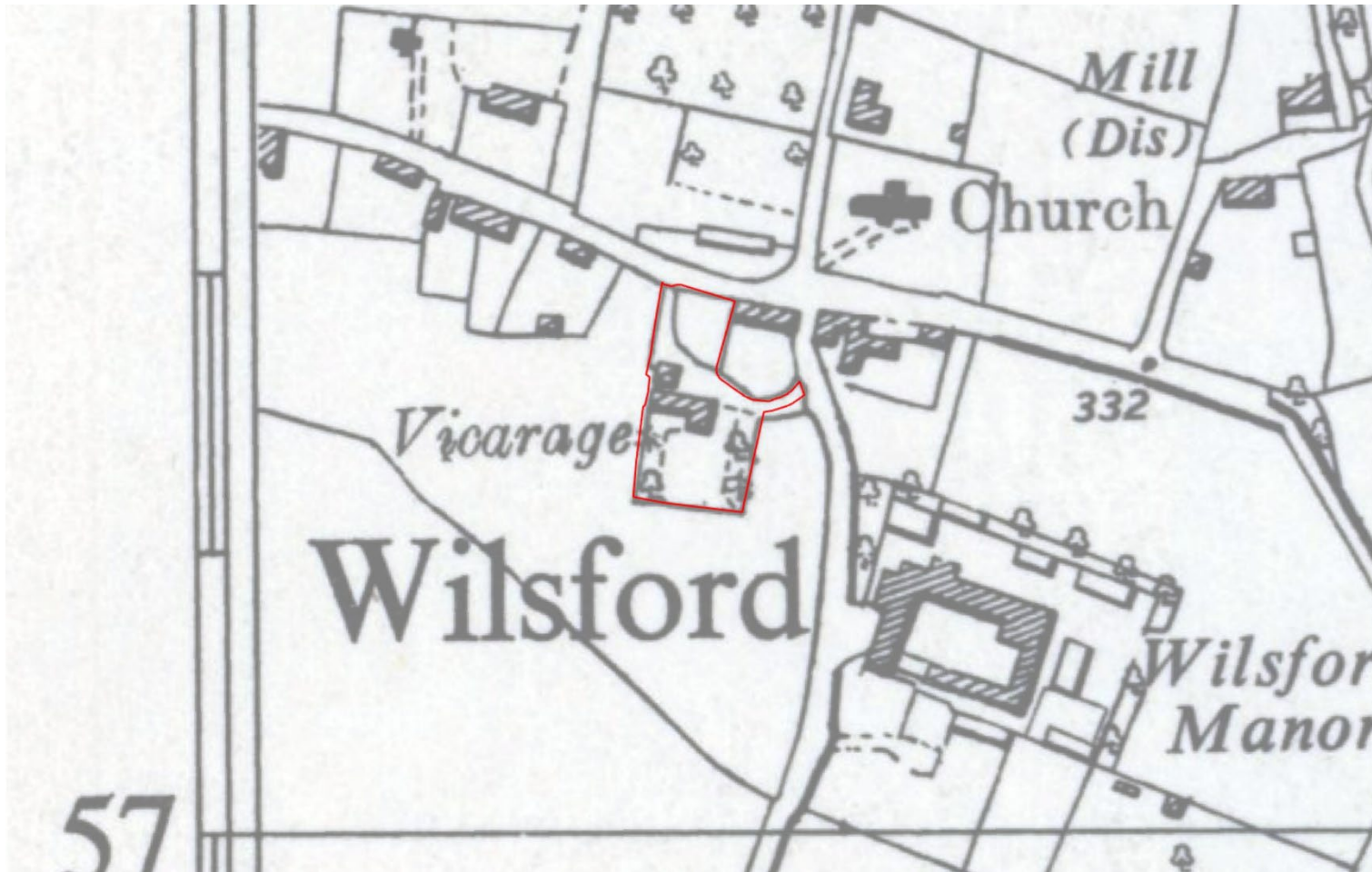


Plate 6: 1961 OS Map.



Plate 7: 1999 Satellite Imagery .



Plate 8: 2025 OS Map.

Planning History

4.12. Planning applications relevant to the Site that have been located on Wiltshire Council's planning portal include the following:

- **K/55178/LBC** Listed Building Consent for replacement of existing windows and doors (2006)

4.13. Listed Building Consent was granted on 9th November 2006 for a new glazed painted hardwood door on the house's southern elevation, replacing a dummy opening, and a new bay & sash window on the same elevation replacing crittal windows, a new bay window on the house's eastern elevation, replacing crittal windows, a casement inserted on the house's northern projecting elevation, and a new glazed painted hardwood door on the existing opening on the western elevation.

4.14. It appears only some of these works were undertaken. An extract of the approved plans is provided at Plate 9. It is notable that a new doorway was approved in the south elevation.



Plate 9: Extract of approved elevation plan (application K/55178/LBC) (Source: Wiltshire Council Online Planning Records).

5. Policy Framework

Legislation

- 5.1. Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and their settings and Conservation Areas.⁹
- 5.2. In addition to the statutory obligations set out within the aforementioned Act, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.¹⁰
- 5.3. Full details of the relevant legislation are provided in **Appendix 2**.

National Planning Policy Guidance

- 5.4. National Planning Policy guidance relating to the historic environment is provided within Section 16 of the Government's *National Planning Policy Framework (NPPF)*,

an updated version of which was published in December 2024. The *NPPF* is also supplemented by the national *Planning Practice Guidance (PPG)* which comprises a full and consolidated review of planning practice guidance documents to be read alongside the *NPPF* and which contains a section related to the Historic Environment.¹¹ The *PPG* also contains the *National Design Guide*.¹²

- 5.5. Full details of the relevant national policy guidance is provided within **Appendix 3**.

The Development Plan

- 5.6. Applications for Planning Permission and Listed Building Consent are currently considered against the policy and guidance set out within Wiltshire Core Strategy Plan 2006–2026, adopted in January 2015. The plan is currently under review.
- 5.7. Details of the policy specific relevant to the application proposals are provided within **Appendix 4**.

⁹ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

¹⁰ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

¹¹ Ministry of Housing, Communities and Local Government (MHCLG), *Planning Practice Guidance: Historic Environment (PPG)* (revised edition, 14th February 2024), <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

¹² Ministry of Housing, Communities and Local Government (MHCLG), *National Design Guide* (London, January 2021).

6. The Old Vicarage.

- 6.1. The following section describes the buildings within the site in turn, including an assessment of their significance (if any).
- 6.2. Due to the scale, siting and scope of the application proposals, the Grade II Wall in the north of the garden, has been scoped out of this assessment.
- 6.3. The Wilsford Conservation Area and built heritage assets in the vicinity of the Site are considered in **Sections 7 & 8** (below).

Grade II listed The Old Vicarage

- 6.4. The Old Vicarage was added to the National List at Grade II on the 3rd June 1986 (NHLE 1116053). The List Entry describes the building as follows:

"WILSFORD THE STREET SU 15 NW (south side) 2/176 The Old Vicarage II House, formerly the vicarage. Early C19. Stucco with slate roof. Two storeys, 2 x 2 bay east block with hipped roof, and 2½ bay wing to west with roof at lower level, hipped at end. Entrance within flat roofed porch on north side Sixteen-pane sashes. Wide eaves and brick stacks."

- 6.5. A full copy of the List entry is included at **Appendix 5**.

Fabric Analysis: Exterior

- 6.6. The Old Vicarage is principally of stucco, with a Welsh late roof, and twin stack brick chimney.

- 6.7. On the principal northern elevation there is a dummy door, and a flat roof porch projecting north. Steps on the eastern side of the porch lead into the house. There is a small arch window. On the first floor of the elevation there are two sash casements. On the northern elevation of the bay wing there are three, 16-pane sash windows and a narrow 8-pane sash window on the ground floor and three, 16-pane sash windows on the first floor. A stucco chimney can be found on the western end of the wing. Metal rainwater goods snake around this elevation, and there is some wall-mounted cabling and modern services, including a floodlight and alarm.

- 6.8. On the ground floor of the eastern elevation there is a steel-framed bay window and a dummy window. It is evident the Crittall-style windows replaced the original, likely sash, windows, sometime in the 20th century. On the first floor of the elevation there are a further two dummy windows.

- 6.9. On the ground floor of the southern principal elevation there is a steel-framed (Crittall-style) bay window porch with French doors and a steel-framed window to the west. There is a stone tile patio and box hedgerow planting in front of the porch. There are two timber sashes on the first floor. On the southern elevation of the bay wing there is a dummy window on the ground floor and there are two 6-pane sash windows on the first floor. Tall dense vegetation covers the majority of the bay wing's southern elevation.



Plate 10: The northern elevation of the hipped roof section of the house.



Plate 11: The fenestration of the northern elevation's bay wing.



Plate 12: View of the southern and eastern elevations from the garden.



Plate 13: View of the southern elevation from the garden.



Plate 14: Closeup of the southern elevation of the bay wing.



Plate 15: Northern elevation of the western projecting range.



Plate 16: Doorway in western portion of the interior first floor.

- 6.10. On the western elevation of the bay wing, there is a timber door with a canopy. A small single storey painted brick range with a pitched roof projects eastwards from the elevation. There is a casement and timber door on the range. Metal rainwater goods snake around the elevation. The northern wall of this range appears to have been substantially rebuilt, with stretcher bond bricks on the eastern side of the elevation appearing incongruent with the remaining brick.

Fabric Analysis: Interior

- 6.11. The interior ground floor of the house comprises two lounges, a W.C., Kitchen and stairwell in the eastern core, a pantry, living room, and utility room in the bay wing, and a store room in the westward projecting range.
- 6.12. The interior first floor comprises two bedrooms, a bathroom, a store room, and a landing in the eastern core, and a landing, two bedrooms, and a bathroom in the bay wing.
- 6.13. The Old Vicarage has retained some historic internal fixtures and fittings which include:
- The panelled doorways between rooms
 - Some internal joinery
 - Fire surrounds
- 6.14. The known planning history records of the house, and analysis of internal fabric indicate the house has been successively refurbished and modernised to accommodate evolving tastes and domestic

requirements. The interior is stripped back and minimal and shows very little historic designed flourishes.

Setting, Approaches and views

- 6.15. Within the immediate setting of The Old Vicarage is its garden curtilage, the Coach House, and the Cob wall to the north of the garden.
- 6.16. At the front entrance to the property there is a gravelled forecourt and lawn area, separated from the lane by the Grade II Listed Cob Wall. A gravel path leads to the house. There is a glimpsed view of the house from the small opening at the front entrance, however, most views into the property from the lane are screened by the wall.
- 6.17. There is a secondary access point to the house from the lane to the east. This approach is formed by a gravel and fenced path and is densely vegetated. From this lane, there are glimpsed, heavily filtered views of the house. There is a large opening at the southern extent of the garden, which allows for views of agricultural fields and Bridleway No. 8. Historically, a portion of this field was incorporated into the land of the vicarage and will have likely served as glebe land. The land appears to have been severed from the site between 1844 and 1886.
- 6.18. The Old Vicarage is best appreciated from the gravel forecourt at the front of the property, where both the original wing and its later 19th-century addition can be appreciated. There appear to be a number of designed views out from the property. Based on the size and number of sashes on the bay wing's northern elevation, it is evident views looking north were considered important. The fenestration on the southern hipped roof elevation, although modernised in the 20th century, and its general

siting looking out towards the garden, indicate views south were important.

Statement of Significance

- 6.19. The Grade II listing of the Old Vicarage highlights that it is a designated heritage asset of less than the highest significance, as defined by the NPPF
- 6.20. The Old Vicarage principally derives significance from its physical fabric which embodies historic, architectural and artistic interest.
- 6.21. The historic interest of the house is derived from its age, general form and character, being legible as a former vicarage constructed in 19th century. The later, but still historic, alterations further contribute to this interest by illustrating the evolution and adaptation of the house as a vicarage. The known association of the house with the nearby Church of St Nicholas augments its historic interest further.
- 6.22. In terms of architectural and artistic interest, the house is a restrained stripped-back neo-classical style with minimal embellishments and designed features. The house's architectural interest predominantly derives from its earliest fabric, in particular the fenestration on the northern elevation. Although the house may retain some historic internal features, such as panelled doorways, the interior has been modernised, and there are no designed features of interest or note. The house derives lesser heritage significance from its interior than its external envelope.
- 6.23. The setting of the Old Vicarage also contributes to the significance of the asset, although the significance

derived from the setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its “setting”) which are considered to contribute to its heritage significance comprise:

- Its curtilage, as described above, especially those elements that better reveal the domestic function of the building its designed approach and enjoyment, and the extent and enclosure of its plot.
- The agricultural fields to the south which once served as glebe land to the vicarage.
- The village lanes, which pass and facilitate the approaches to the house, both currently and historically;
- The nearby parish church of St Nicholas, which shared a historic association with the house, and provides legibility to the vicarage’s historic function; and
- The village of Wilsford, which shared a historic association with the Vicarage through the Parish church.

The Coach House

6.24.

The Coach House is located to the north-west of the Old Vicarage, set back from the front drive.



Plate 17: The eastern elevation of the Coach House.

Fabric analysis: Exterior

- 6.25. The Coach House is a single-storey brick-built structure with a hipped slate roof and an attic. It is painted white on its eastern and northern elevations. A visual inspection reveals the roof structure is modern.
- 6.26. There is a timber planked doorway, modern timber garage door, and S-shaped anchor plate on the northern elevation. On the eastern elevation, there is timber window set within a brick arch. The western elevation comprises of exposed brick, and a visual inspection of this brick indicates it has been reconstructed several times. Attached to the wall is a low brick wall extending to the western boundary. The southern elevation comprises entirely exposed brick. An S-shaped anchor plate can be found in the middle of the elevation. A visual analysis of the brickwork and anchor plate indicates that the wall has been rebuilt at various points. On the southern side of the roof, there is a modern rooflight. Two sloped stone walls with ball finials at either end are attached to the rear elevation, forming a stone tiled court area. It is evident much of the external envelope of the Coach House has been altered.



Plate 18: Southern elevation of the Coach House; showing the court feature.



Plate 19: View of the attic floor of the coach house.

Fabric Analysis: interior

- 6.27. Internally, the coach house is split into two floors; the ground floor and the attic. The ground floor is subdivided into two sections. The interior is currently being used for storage and garaging. The original timber stable-style partitions are still partly present (albeit altered) within the western bay. The western internal partition is made of timber horizontal planking. Based on the more contemporary appearance of the planking's support beams and the fact that the planking does not extend all the way to the rear wall, it is likely this was not an original feature, but the planking may have been reused. Cobble flooring covers the floor of the western bay, whilst the eastern bay has been concreted.

- 6.28. The eastern bay has been rendered and modernised for use as a garage with the aforementioned concrete floor.
- 6.29. The timber floor which forms the attic is a modern insertion. The attic itself (accessed via a modern ladder) is laid with carpet and there are modern structural timber beams visible which demonstrate that the entire roof structure is a modern replacement. The brick arch and timber door of the northern elevation are visible from the attic. The brick walls are also visible in the attic, and these demonstrate various inconsistencies, most notably the plug holes, which suggest alterations to the brickworks at various times.



Plate 20: View of cobble flooring and interior fittings of the ground floor of the Coach House.



Plate 21: 'Garage' portion of the Coach House.

Settings, approaches and views

- 6.30. The Coach House is located towards the front of the site, set back from the front entrance and forecourt. Historically, this would have allowed for getting coaches in and out of the site with ease.
- 6.31. The Coach House's immediate setting comprises the house, garden curtilage, and cob wall to the north. In the wider vicinity, the setting comprises the main lane of Wilsford village and the church of St Nicholas.
- 6.32. The Coach House is visible in glimpsed views along the main village lane. It is the most immediately visible element of the Site to the public from this view. There are reciprocated views out from the Coach House.

Statement of Significance

- 6.33. Based on historic mapping and the Coach House's appearance and character, the Coach House is of an age similar to the Old Vicarage's mid-19th century hipped roof square addition, albeit it appears much altered from its original construction.
- 6.34. Externally, the Coach House presents as having been altered on numerous occasions. This includes but is not limited to new brickwork, new roofing, and the addition of windows. There is also evidence to suggest the plan form of the building has been altered at various points in time. These alterations have diminished the authenticity of the Coach House. Internally, there are some historic fittings, such as original partitions and cobble flooring, which give some minor heritage significance to the structure, however, there are still a number of internal elements that have been greatly altered, most notably the addition of the attic floor and entire modern roof structure.
- 6.35. Overall, the intrinsic heritage significance of the Coach House is considered to be low.

7. Wilsford Conservation Area

- 7.1. The Wilsford Conservation Area was first designated in 1975, and a Conservation Area Statement Appraisal was prepared in May 2004.
- 7.2. The Conservation Area boundary includes the historic village core of Wilsford, predominantly concentrated around the lane which runs through the village, as well as fields and a section of the River Avon at the edges of the settlement core.
- 7.3. The village of Wilsford is thought to be an Anglo-Saxon settlement, developing around a ford on the River Avon to the north-east of the village's present-day settlement. The village's name derives from the Old English 'Wifel's ford', first recorded in AD.892. The Domesday Book records that there was a village settlement here in the late 11th century but no recorded population.
- 7.4. In 1377, it is recorded there were 77 poll tax payers. The earliest standing fabric of the village is the Church of St Nicholas, where its chancel has been dated to the 13th century, and it is reasonable to assume that this was a focal point of the settlement during the medieval period. Most buildings within the settlement are later and illustrate changes to the settlement form the late medieval period onwards.
- 7.5. The Grade II Listed No. 18, the Street is thought to date from the 15th century or earlier. A group of buildings have been dated to the 17th century, including the Grade II Listed Cottage North of Cruck End, The Street, the Grade II Listed 2 and 3, The Street, Grade II Listed 6 and 7, The

Street. The remaining building stock dates from the late 18th and 19th century.

- 7.6. Historic mapping illustrates that by the 19th century, the village exhibited a linear narrow grain settlement, with the majority of built form tending to front onto The Street and concentrated around the eastern and western extents of the road. with the exception of Wilsford House and Wilsford Manor set back from bridleways and bookending the settlement core of the village. A series of lanes and tracks extended north and south from the main street and ran parallel to the southern boundaries of the building stock on The Street.
- 7.7. A small amount of infill development from the 20th-century has increased the density of built form on the northern side of the main lane.

Character and Appearance

- 7.8. Based on information within the Conservation Area Appraisal and an independent walk-over survey of the Area, the special character and appearance of the Conservation Area is principally derived from:
 - The historic buildings within the Conservation Area, both listed and non-designated, which illustrate the evolution of the settlement from the medieval period onwards;
 - The prevalence of traditional building materials and finishes, including timber, and local brick.

- The prevalence of traditional building techniques, such as timber-framing; and thatched roofs.
- The historic local boundary treatments, including cob walls, brick walls, and iron railings.
- The village's linear, winding layout, with more nucleated settlement around the two end groups of the lane, with open green spaces in between.
- The hedgerows, mature trees and soft verges which contribute to the rural character of the settlement.

7.9. The River Avon which crosses the north-eastern edge of the Conservation Area and is likely to have influenced the siting of the settlement.

Setting, Approaches and Views

- 7.10. The Conservation Area is located within a rural, plain setting, within the west part of the Vale of Pewsey, half a mile north of Salisbury Plain.
- 7.11. The principal approaches to the Conservation Area, both currently and historically, are the series of lanes which extend north of the A342, and the lanes connected to Wilsford Road, north east of the Conservation Area. The village is also accessible via various public rights of way including bridleway No.12 from Marden, bridleway No. 5 from Charlton, bridleway No.7 from Wilsford Hill, bridleway No. 8, bridleway No. 12 from Marden, footpath No.1, footpath No. 2 from Puckshipton and Woodborough, and footpath No. 4 from Hillcot.
- 7.12. Due to the elongated, winding layout of the settlement, and various hedgerow planting, there are a series of

dynamic unfolding views and street scenes when travelling through.

7.13. The Conservation Area appraisal made reference to some views which illustrate the area's special character:

- The view of thatched cottages and church tower from the east lane into the village from the south.
- The view of cottages No.s 6 and 7 from the western side of the lane.

Statement of Significance

7.14. The significance of Wilsford Conservation Area is principally derived from the elements of the special character and appearance described above, which include the historic structures and spaces within. These contribute to the special architectural and historical interest of the Conservation Area for which it was ultimately designated.

7.15. There is no statutory protection for the settings of Conservation Areas; however, it is recognised that setting makes some contribution to the significance of the Wilsford Conservation Area. That said, setting makes a considerably lesser contribution to the significance compared to elements of the intrinsic character and appearance.

7.16. The principal elements of setting which contribute are:

- The immediate surrounding rural landscape where this can be experienced in conjunction with the historic core and gives legibility to its rural context

and the origins and development as a farming settlement; and

- The legible sections of the River Avon immediately beyond the Conservation Area which provides context for the village's name and siting.
- The wider Vale of Pewsey, in which the Conservation Area is sited.

The Contribution of the Site to Significance through Character and Appearance and Setting

7.17. The entirety of the Site is located within the Wilsford Conservation Area. The House, Coach House, cob wall and surrounds of the Site positively contribute to the character and appearance of the Conservation Area by illustrating part of the historic grain of settlement, displaying vernacular building materials and techniques, and exemplifying the village's development around the Church of St Nicholas.

7.18. With regard to The Old Vicarage, the Conservation Area appraisal stated the following:

"The Old Vicarage is a listed building dating from the early 19th century with walls of stucco under a wide hipped slate roof. The original windows are 16 pane

sashes. However on the south and east elevations these have been replaced with multi paned steel framed casement and door combinations beneath flat roofed projecting bays. These detract from the original character of the house that in many ways retains much of the usual dignity of the country vicarage standing in its own wooded grounds. The former coach house of similar date and style is neglected and dilapidated. In 1844 there was also a barn and outbuildings on land to the south for use in farming the Glebe.

Trees surrounding the Old Vicarage on the three sides to the south are particularly significant in the comparatively bare landscape around the village. The listed cob wall on the north side is significant to the rural character of the village street."

7.19. For the reasons set out above, there are elements of the Site which possess no intrinsic heritage significance.

7.20. Having regard to the size of Wilsford and its significance as a whole, the relative contribute of the Site to significance through character and appearance is relatively small.

8. Assessment of Impacts

- 8.1. This Section addresses the heritage planning issues that warrant consideration in the determination of the applications for Listed Building Consent and Planning Permission in line with the proposals set out within **Section 3** of this Report.
- 8.2. As detailed above, the Planning and Compulsory Purchase Act (2004) requires that applications for Planning Permission are determined in accordance with the Development Plan, unless material considerations indicate otherwise. The policy guidance set out within the NPPF is considered to be a material consideration which attracts significant weight in the decision-making process.
- 8.3. The statutory requirement set out in Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 confirms that special regard should be given to the preservation of the special historic and architectural interest of Listed Buildings and their settings. Section 72(1) of the Act confirms that special attention should be paid to the desirability of preserving or enhancing the character or appearance of the asset, as well as the protection of the character and appearance of a Conservation Area.
- 8.4. In addition, the NPPF states that the impact of development proposals should be considered against the particular significance of heritage assets, such as Listed Buildings and Conservation Areas, and this needs to be the primary consideration when determining the acceptability of the proposals.
- 8.5. It is also important to consider whether the proposals cause harm. If they do, then one must consider whether the harm represents "*substantial harm*" or "*less than substantial harm*" to the identified designated heritage assets, in the context of paragraphs 214 and 215 of the NPPF¹³. With regard to non-designated heritage assets, potential harm should be considered within the context of paragraph 216 of the NPPF¹⁴.
- 8.6. The PPG clarifies that within each category of harm ("*less than substantial*" or "*substantial*"), the extent of the harm may vary and should be clearly articulated.¹⁵
- 8.7. The guidance set out within the PPG also clarifies that "*substantial harm*" is a high test, and that it may not arise in many cases. It makes it clear that it is the degree of harm to the significance of the asset, rather than the scale of development, which is to be assessed¹⁶. In addition, it has been clarified in a High Court Judgement of 2013 that substantial harm would be harm that would:

¹³ MHCLG, NPPF, paras. 214 and 215.

¹⁴ MHCLG, NPPF, para. 216.

¹⁵ MHCLG, PPG, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

¹⁶ MHCLG, PPG, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

***"...have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced."*¹⁷**

- 8.8. This Section will consider each of the heritage assets detailed above and assess the impact of the proposed development, whether that be harmful or beneficial to the significance identified above.

Grade II Listed Old Vicarage

- 8.9. A new extension is proposed to the ground floor of the bay wing's southern elevation, to provide a new dining room and door opening. This would require the removal of a portion of wall on the southern elevation of the bay wing.
- 8.10. The portion of the wall that is to be removed is utilitarian in form and devoid of any detail with the exception of a previously blocked window opening. It is not currently appreciable as part of any key view of the house. Likewise, the addition of an extension is in keeping with the numerous historic adaptations to the house, most notable in the 19th -century extension, and its continual use past its occupation as a vicarage. The planned extension is sympathetic in height to the surrounding elevations, being the same height as the projecting single-storey range on the western elevation of the bay wing.
- 8.11. The external elevation of the extension will be in keeping with the neo-classical restrained appearance of the rest

of the house. It will comprise high-quality materials that will tie in with the character of the existing building. There will be two tripartite sash windows on the southern elevation of the extension and a timber French door opening. There will be a skylight on the roof of the extension. The visible appearance of the extension will be that of rendered brickwork to assimilate it into the wider elevation.

- 8.12. The internal opening between the existing kitchen and the proposed extension will retain a downstand and the piers of walling at both side of the opening. This will both ensure that any removal of existing fabric is limited and also allow for the plan existing plan form of the space to remain appreciable.
- 8.13. This approach of retaining walling piers and downstands has been widely accepted as an appropriate approach to the extension of Listed and historic buildings, including by Appeal Inspectors who have confirmed it allows for the original proportions of rooms to be clearly understood whilst allowing for the addition of extensions to a property and opening up of walls which do not specifically contribute to the significance of a building.
- 8.14. It is notable that a new door opening was previously approved within this wall, with no concerns raised regarding the loss of any fabric.
- 8.15. At first floor level, it is proposed to relocate the doorway to one of the bedrooms further into the corridor to allow for a small addition to the floorspace within the room. This change will result in a very minor loss of fabric.

¹⁷ EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council.

However, such a minor change will not alter the character of the interior of the building, retaining the general feel and circulation of the 19th-century interior. Similarly, the blocking of the existing doorway between the bedroom and bathroom will not have any impact on the significance of the property as a whole, representing a minor change to the interior layout and likely relating to a modern insertion in any case.

- 8.16. It is not considered that any negative impacts will be derived from the proposals to the heritage significance of the Grade II Listed Old Vicarage. The proposed changes will provide a much-needed additional living space to the property, and will secure the ongoing use of the house as a single-family home. Ultimately, the changes are in keeping with the numerous historic adaptations of the property. The proposed changes are of high-quality, entirely subservient and sensitive to the design of the Old Vicarage, such that none of the proposals are anticipated to result in an impact that would erode the special historic and architectural of the asset.
- 8.17. Therefore, with reference to the levels of harm in the NPPF, the proposals will result in 'no harm' to the heritage significance of the Grade II Listed The Old Vicarage. The proposals will also satisfy the statutory requirement in Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and relevant local policy.

The Coach House

- 8.18. Internal proposals for the Coach house include converting the ground floor into a kitchen and living space, with a partitioned garage on the western side of the ground floor (as exitsing), and converting the attic space into a bedroom, lounge space, and enclosed bathroom accessed via a new staircase. A floating floor will be introduced on the ground floor so as to keep the historic cobbles unharmed. This will retain the most historic elements of the structure.
- 8.19. The Internal refurbishment works seek to provide considerable and much-needed investment into the historic fabric of the coach house to ensure an optimum viable use of the building is found.
- 8.20. The only changes proposed to the external envelope of the coach house comprise introducing a timber door and window above on the northern elevation, the addition of three small rooflights, and the introduction of a second window on the western elevation. The design of these elements is sensitive to the minimal 19th-century appearance of the Coach House, and will result in an enhancement of the external envelope of the structure, which is currently in poor condition.
- 8.21. The original door and shutter on the northern elevation will be kept and fixed in place adjacent to the new door and window, so as to minimise loss of historic fabric.
- 8.22. Overall, these changes do not harm the low level of significance that the Coach House currently posses and will ensure its long term, future preservation.

Wilsford Conservation Area

- 8.23. When considering potential impacts on the Conservation Area, it is important to note that the site forms only one small part of the much larger asset.
- 8.24. Paragraph 220 of the NPPF states that it is necessary to consider the relevant significance of the element of the Conservation Area which has the potential to be affected and its contribution to the significance of the designation as a whole, i.e., would the application proposals undermine the significance of the Conservation Area as a whole?¹⁸
- 8.25. This approach, and its compliance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, is supported by Case Law, with a 2020 High Court Judgement confirming that:
- “Section 72 requires an overall assessment of the likely impact of a proposed development on the conservation area, and not just that part of it where the development site is located”.***¹⁹ (my emphasis)
- 8.26. As set out in **Section 4**, The Old Vicarage makes a positive contribution to the character and appearance (and hence significance) of the Wilsford Conservation Area.
- 8.27. With regard to those proposals which will be externally visible from the Conservation Area, such as the vicarage’s

rear extension, and the minor alterations to the front elevation of the Coach House, these have been designed in a manner sympathetic to the historic origins of the individual buildings and ensure that those elements which contribute greatest to the building’s individual heritage significance will remain unharmed. As such the positive contribution the site makes to the Conservation Area remains unharmed. In a similar vein, these proposals are in keeping with the character and appearance of the Conservation Area.

- 8.28. Ultimately, substantial investment in the fabric of The Old Vicarage will ensure it remains viable as a family home and ensure its long-term conservation. In a similar vein, the proposals for the coach house will ensure it finds a viable use and is maintained thus ensuring the site’s positive contribution to the special character and appearance remains unaltered.

Summary

- 8.29. Overall, the proposed changes will not harm the heritage significance of the Old Vicarage, nor the Coach House, and would ultimately deliver significant heritage benefits. Through this, the proposed changes will not harm the positive contribution the site currently makes to the Wilsford Conservation Area, and as such not harm the special interest of the Conservation Area.

¹⁸ MHCLG, NPPF, para. 220.

¹⁹ Spitfire Bespoke Homes Ltd v Secretary of State for Housing Communities And Local Government [2020] EWHC 958 (Admin).

9. Conclusions

- 9.1. Pegasus Group have been commissioned by to prepare a built heritage statement to consider the proposed internal and external alterations at The Old Vicarage, Wilsford.
- 9.2. The site comprises the Grade II Listed The Old Vicarage, the coach house, and the Grade II Listed Cob Wall, and it falls within the Wilsford Conservation Area.
- 9.3. The heritage significance of The Old Vicarage is principally embodied in its physical fabric as an example of a 19th –century vicarage, and it derives a part of its significance from its historic association with the Parish Church of St Nicholas, and the village of Wilsford. The heritage significance of the coach house is low, but those elements that are significant comprise the remaining historic fabric of the structure.
- 9.4. It is not considered that any negative impacts will be derived from the proposals to the heritage significance of the Grade II Listed The Old Vicarage, nor the Coach House.
- 9.5. Therefore, with reference to the levels of harm in the NPPF, the proposals will result in ‘no harm’. The proposals will also satisfy the statutory requirements in Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and relevant local policy.

Appendix 1: Assessment Methodology

Assessment of significance

In the *NPPF*, heritage significance is defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”²⁰

Historic England's *GPA:2* gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.²¹

In order to do this, *GPA 2* also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage's *Conservation Principles*.²² These essentially cover the heritage ‘interests’ given in the glossaries of the *NPPF* and the *PPG* which are archaeological, architectural and artistic, and historic.²³

The *PPG* provides further information on the interests it identifies:

- **Archaeological interest:** As defined in the Glossary to the *National Planning Policy Framework*, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.²⁴

²⁰ MHCLG, *NPPF*, Annex 2.

²¹ Historic England, *GPA:2*.

²² Historic England, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These heritage values

are identified as being ‘aesthetic’, ‘communal’, ‘historical’ and ‘evidential’, see *idem* pp. 28–32.

²³ MHCLG, *NPPF*, Annex 2; MHCLG, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

²⁴ MHCLG, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

Significance results from a combination of any, some, or all of the interests described above.

Historic England guidance on assessing heritage significance, *HEAN:12*, advises using the terminology of the *NPPF* and *PPG*, and thus it is that terminology which is used in this Report.²⁵

Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

Setting and significance

As defined in the *NPPF*:

“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”²⁶

Setting is defined as:

“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, may affect the ability to appreciate that significance or may be neutral.”²⁷

Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

Assessing change through alteration to setting

How setting might contribute to these values has been assessed within this Report with reference to *GPA:3*, particularly the checklist given on page 11. This advocates the clear articulation of “*what matters and why*”.²⁸

In *GPA:3*, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.

A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and factors other than visibility should also be considered, with Lindblom LJ stating at

²⁵ Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets*, Historic England Advice Note 12 (Swindon, October 2019).

²⁶ MHCLG, *NPPF*, Annex 2.

²⁷ MHCLG, *NPPF*, Annex 2.

²⁸ Historic England, *GPA:3*, pp. 8, 11.

paragraphs 25 and 26 of the judgement (referring to an earlier Court of Appeal judgement):

Paragraph 25 – “But – again in the particular context of visual effects – I said that if “a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s experience of the listed building in its surrounding landscape or townscape” (paragraph 56)”.

Paragraph 26 – “This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building’s setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a-013-20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, “the historic relationship between places”. Historic England’s advice in GPA3 was broadly to the same effect.”²⁹

Levels of significance

Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

In accordance with the levels of significance articulated in the *NPPF* and the *PPG*, three levels of significance are identified:

- **Designated heritage assets of the highest significance**, as identified in paragraph 213 of the *NPPF*, comprising Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 75 of the *NPPF*;³⁰
- **Designated heritage assets of less than the highest significance**, as identified in paragraph 213 of the *NPPF*, comprising Grade II Listed Buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas);³¹ and

²⁹ *Catesby Estates Ltd. v. Steer* [2018] EWCA Civ 1697, paras. 25 and 26.

³⁰ MHCLG, *NPPF*, para. 213 and fn. 75.

³¹ MHCLG, *NPPF*, para. 213.

- **Non-designated heritage assets.** Non-designated heritage assets are defined within the PPG as *“buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets”*.³²

Additionally, it is of course possible that sites, buildings or areas have no heritage significance.

Grading significance

There is no definitive grading system for assessing or categorising significance outside of the categories of Designated Heritage Assets and Non-Designated Heritage Assets, specifically with regards to the relative significance of different parts of an asset.

ICOMOS guidance recognises that a degree of professional judgement is required when defining significance:

“...the value of heritage attributes is assessed in relation to statutory designations, international or national, and priorities or recommendations set out in national research agendas, and ascribed values. Professional judgement is then used to determine the importance of the resource. Whilst this method should be used as objectively as possible, qualitative

*assessment using professional judgement is inevitably involved.”*³³

This assessment of significance adopts the following grading system:

- **Highest significance:** Parts or elements of a heritage asset, or its setting, that are of particular interest and are fundamental components of its archaeological, architectural, aesthetic or historic interest, and form a significant part of the reason for designation or its identification as a heritage asset. These are the areas or elements of the asset that are most likely to warrant retention, preservation or restoration.
- **Moderate significance:** Parts or elements of the heritage asset, or its setting, that are of some interest but make only a modest contribution to the archaeological, architectural, aesthetic or historic interest of the heritage asset. These are likely to be areas or elements of the asset that might warrant retention but are capable of greater adaption and alteration due to their lesser relative significance.
- **Low or no significance:** Parts or elements of the heritage asset, or its setting, that make an insignificant, or relatively insignificant contribution to the archaeological, architectural, aesthetic or historic interest of the heritage asset. These are likely to be areas or elements of the asset that can be removed, replaced or altered due to their minimal or lack of

³² MHCLG, PPG, paragraph 039, reference ID: 18a-039-20190723.

³³ International Council on Monuments and Sites (ICOMOS), *Guidance on Heritage Impact Assessment for Cultural World Heritage Properties* (Paris, January 2011), paras. 4-10.

significance and are areas and elements that have potential for restoration or enhancement through new work.

Assessment of harm

Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighting exercise as required by the NPPF.

In accordance with key policy, the following levels of harm may potentially be identified for designated heritage assets:

- **Substantial harm or total loss.** It has been clarified in a High Court Judgement of 2013 that this would be harm that would *"have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced"*,³⁴ and
- **Less than substantial harm.** Harm of a lesser level than that defined above.

With regards to these two categories, the PPG states:

"Within each category of harm (which category applies should be explicitly identified), the extent of

the harm may vary and should be clearly articulated."³⁵

Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle, and upper end of the less than substantial harm spectrum/scale.

With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the NPPF requires that the scale of any harm or loss is articulated whilst having regard to the significance of the asset. Harm to such assets is therefore articulated as a level of harm to their overall significance, using descriptors such as minor, moderate and major harm.

It is also possible that development proposals will cause no harm or preserve the significance of heritage assets. Here, a High Court Judgement of 2014 is relevant. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, *"preserving"* means doing *"no harm"*.³⁶

Preservation does not mean no change, it specifically means no harm. GPA:2 states that *"Change to heritage assets is inevitable but it is only harmful when significance is damaged"*.³⁷ Thus, change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

³⁴ Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin), para. 25.

³⁵ MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

³⁶ R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).

³⁷ Historic England, GPA:2, p. 9.

As part of this, setting may be a key consideration. When evaluating any harm to significance through changes to setting, this Report follows the methodology given in *GPA:3*, described above. Fundamental to this methodology is a consideration of “*what matters and why*”.³⁸ Of particular relevance is the checklist given on page 13 of *GPA:3*.³⁹

It should be noted that this key document also states:

“Setting is not itself a heritage asset, nor a heritage designation...”⁴⁰

Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage interests that contribute to this significance, through changes to setting.

With regards to changes in setting, *GPA:3* states that:

“Conserving or enhancing heritage assets by taking their settings into account need not prevent change”.⁴¹

Additionally, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require Planning Permission to be refused. This point has been clarified in the Court of Appeal.⁴²

³⁸ Historic England, *GPA:3*, p. 8.

³⁹ Historic England, *GPA:3*, p. 13.

⁴⁰ Historic England, *GPA:3*, p. 4.

⁴¹ Historic England, *GPA 3*, p. 8.

⁴² *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061.

Benefits

Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage interests, and hence the significance, of the assets concerned.

As detailed further in **Appendix 3**, the *NPPF* (at Paragraphs 214 and 215) requires harm to a designated heritage asset to be weighed against the public benefits of the development proposals.⁴³

Recent High Court Decisions have confirmed that enhancement to the historic environment should be considered as a public benefit under the provisions of Paragraphs 214 to 216.⁴⁴

The *PPG* provides further clarity on what is meant by the term ‘public benefit’, including how these may be derived from enhancement to the historic environment (‘heritage benefits’), as follows:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed

⁴³ MHCLG, *NPPF*, paras. 214 and 215.

⁴⁴ Including – *Kay, R (on the application of) v Secretary of State for Housing Communities and Local Government & Anor* [2020] EWHC 2292 (Admin); MHCLG, *NPPF*, paras. 214 and 216.

private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- ***sustaining or enhancing the significance of a heritage asset and the contribution of its setting***
- ***reducing or removing risks to a heritage asset***
- ***securing the optimum viable use of a heritage asset in support of its long term conservation.***⁴⁵

Any "heritage benefits" arising from the proposed development, in line with the narrative above, will be clearly articulated in order for them to be taken into account by the decision maker.

⁴⁵ MHCLG, PPG, paragraph 020, reference ID: 18a-020-20190723.

Appendix 2: Legislative Framework

Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and Conservation Areas.⁴⁶ It does not provide statutory protection for non-designated or Locally Listed heritage assets.

Section 16 (2) of the Act relates to the consideration of applications for Listed Building Consent and states that:

“In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State 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.”⁴⁷

Section 66(1) of the Act goes on to state that:

“In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, 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.”⁴⁸

⁴⁶ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

⁴⁷ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16(2).

In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case, Sullivan LJ held that:

“Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”⁴⁹

A judgement in the Court of Appeal (‘Mordue’) has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 version of the NPPF, the requirements of which are now given in paragraph 215 of the current, revised NPPF, see **Appendix 3**), this is in keeping with the requirements of the 1990 Act.⁵⁰

With regards to development within Conservation Areas, Section 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* states:

“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving

⁴⁸ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66(1).

⁴⁹ Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137. para. 24.

⁵⁰ Jones v Mordue [2015] EWCA Civ 1243.

or enhancing the character or appearance of that area.”⁵¹

Unlike Section 66(1), Section 72(1) of the Act does not make reference to the setting of a Conservation Area. This makes it plain that it is the character and appearance of the designated Conservation Area that is the focus of special attention.

In addition to the statutory obligations set out within the *Planning (Listed Buildings and Conservations Area) Act 1990*, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.⁵²

⁵¹ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72(1).

⁵² UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

Appendix 3: National Policy Guidance

The National Planning Policy Framework (December 2024)

National policy and guidance is set out in the Government's *National Planning Policy Framework (NPPF)* published in December 2024. This replaced and updated the previous *NPPF* (December 2023). The *NPPF* needs to be read as a whole and is intended to promote the concept of delivering sustainable development.

The *NPPF* sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The *NPPF* continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the *NPPF*. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

The purpose of the planning system is to contribute to the achievement of sustainable development and the *NPPF* sets out three 'objectives' to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the *NPPF*. The presumption is set out in full at paragraph 11 of the *NPPF* and reads as follows:

"Plans and decisions should apply a presumption in favour of sustainable development."

For plan-making this means that:

- a. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;***
- b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:***
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting***

the overall scale, type or distribution of development in the plan area; or

- ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

For decision-taking this means:

- a. *approving development proposals that accord with an up-to-date development plan without delay; or*
- b. *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i. *the application policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
 - ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations,*

making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”⁵³

However, it is important to note that footnote 7 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

“The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 189) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.”⁵⁴ (our emphasis)

The NPPF continues to recognise that the planning system is plan-led and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

Heritage Assets are defined in the NPPF as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage

⁵³ MHCLG, NPPF, para. 11.

⁵⁴ MHCLG, NPPF, para. 11, fn. 7.

assets and assets identified by the local planning authority (including local listing)."⁵⁵

The NPPF goes on to define a Designated Heritage Asset as a:

"World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation."⁵⁶

As set out above, significance is also defined 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. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."⁵⁷

Section 16 of the NPPF relates to 'Conserving and enhancing the historic environment' and states at paragraph 208 that:

"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on

a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."⁵⁸

Paragraph 210 goes on to state that:

"In determining planning applications, local planning authorities should take account of:

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;***
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and***
- c. the desirability of new development making a positive contribution to local character and distinctiveness."***⁵⁹

With regard to the impact of proposals on the significance of a heritage asset, paragraphs 212 and 213 are relevant and read as follows:

"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

⁵⁵ MHCLG, NPPF, Annex 2.

⁵⁶ MHCLG, NPPF, Annex 2.

⁵⁷ MHCLG, NPPF, Annex 2.

⁵⁸ MHCLG, NPPF, para. 208.

⁵⁹ MHCLG, NPPF, para. 210.

asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”⁶⁰

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;***
- b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”⁶¹***

Section b) of paragraph 213, which describes assets of the highest significance, also includes footnote 75 of the NPPF, which states that non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments should be considered subject to the policies for designated heritage assets.

In the context of the above, it should be noted that paragraph 214 reads as follows:

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site; and***
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and***
- c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and***
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.”⁶²***

Paragraph 215 goes on to state:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”⁶³

⁶⁰ MHCLG, NPPF, para. 212.

⁶¹ MHCLG, NPPF, para. 213.

⁶² MHCLG, NPPF, para. 214.

⁶³ MHCLG, NPPF, para. 215.

The NPPF also provides specific guidance in relation to development within Conservation Areas, stating at paragraph 219 that:

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”⁶⁴

Paragraph 220 goes on to recognise that “not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance” and with regard to the potential harm from a proposed development states:

“Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.”⁶⁵ (our emphasis)

With regards to non-designated heritage assets, paragraph 216 of NPPF states that:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”⁶⁶

Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Planning Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.

National Planning Practice Guidance

The then Department for Communities and Local Government (now the Ministry of Housing, Communities & Local Government (MHCLG)) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.

⁶⁴ MHCLG, NPPF, para 219.

⁶⁵ MHCLG, NPPF, para. 220.

⁶⁶ MHCLG, NPPF, para. 216.

This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

The PPG has a discrete section on the subject of the Historic Environment, which confirms that the consideration of ‘significance’ in decision taking is important and states:

“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”⁶⁷

In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

“In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm

may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.”⁶⁸ (our emphasis)

National Design Guide:

Section C2 relates to valuing heritage, local history and culture and states:

“When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.”⁶⁹

“Sensitive re-use or adaptation adds to the richness and variety of a scheme and to its diversity of activities and users. It helps to integrate heritage into proposals in an environmentally sustainable way.”⁷⁰

⁶⁷ MHCLG, PPG, paragraph 007, reference ID: 18a-007-20190723.

⁶⁸ MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

⁶⁹ MHCLG, NDG, para. 46.

⁷⁰ MHCLG, NDG, para. 47.

It goes on to state that:

"Well-designed places and buildings are influenced positively by:

- ***the history and heritage of the site, its surroundings and the wider area, including cultural influences;***
- ***the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;***
- ***the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details – see Identity.***

Today's new developments extend the history of the context. The best of them will become valued as tomorrow's heritage, representing the architecture and placemaking of the early 21st century."⁷¹

⁷¹ MHCLG, NDG, paras. 48–49.

Appendix 4: Relevant Development Plan Policies

Applications for Planning Permission and Listed Building Consent where relevant, within Wilsford are currently considered against the policy and guidance set out within the Wiltshire Core Strategy Plan 2006–2026, which was adopted in January 2015. The plan is currently under review.

The development plan policies which relate to heritage are the following.

Core Policy 57

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. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

i. enhancing local distinctiveness by responding to the value of the natural and

historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced

ii. the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance

biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development

iii. responding positively to the existing townscape and landscape features in terms

of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting

iv. being sympathetic to and conserving historic buildings and historic landscapes

v. the maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41 (Sustainable Construction and Low Carbon Energy)

vi. making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area

vii. having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)

viii. incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site

ix. ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core Policy 66 (Strategic Transport Network)

x. the sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials

xi. taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long term future

xii. the use of high standards of building materials, finishes and landscaping, including the provision of street furniture and the integration of art and design in the public realm

xiii. the case of major developments, ensuring they are accompanied by a detailed design statement and masterplan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place

xiv. meeting the requirements of Core Policy 61 (Transport and New Development).

Core Policy 58

Ensuring the conservation of the historic environment

Development should protect, conserve and where possible enhance the historic

environment.

Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

i. nationally significant archaeological remains

ii. World Heritage Sites within and adjacent to Wiltshire

iii. buildings and structures of special architectural or historic interest

iv. the special character or appearance of conservation areas

v. historic parks and gardens

vi. important landscapes, including registered battlefield elds and townscapes.

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate



manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.

Appendix 5: List Entries

THE OLD VICARAGE

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 116053

Date first listed: 03-Jun-1986

Statutory Address 1: THE OLD VICARAGE, THE STREET

Location

Statutory Address: THE OLD VICARAGE, THE STREET

The building or site itself may lie within the boundary of more than one authority.

District: Wiltshire (Unitary Authority)

Parish: Wilsford

National Grid Reference: SU 10158 57151

Details

WILSFORD THE STREET SU 15 NW (south side) 2/176 The Old Vicarage II House, formerly the vicarage. Early C19. Stucco with slate roof. Two storeys, 2 x 2 bay east block with hipped roof, and 2½ bay wing to west with roof at lower level, hipped at end. Entrance within flat roofed porch on north side Sixteen-pane sashes. Wide eaves and brick stacks.

Listing NGR: SU1015857151

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 311132

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

Planning (Listed Buildings and Conservation Areas) Act 1990
Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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