



LAND & PROPERTY PLANNING  
CHARTERED PLANNING CONSULTANTS

## PLANNING, DESIGN & ACCESS STATEMENT

*“Retrospective alterations to annexe.”*

LP Planning, 31 Market Place,  
Chippenham, SN15 3HZ

Annexe at Lanhill House  
Chippenham, SN14 6LY

Applicant: Mr & Mrs Allam

January 2026

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## 1. Introduction

- 1.1 LP Planning Consultants have been instructed by Mr and Mrs Allam (the Applicants) to prepare and submit this Planning, Design and Access Statement in support of a full planning application and listed building consent seeking the retrospective alterations to the annexe at Lanhill House, Chippenham, SN14 6LY
- 1.2 The proposed development is not “major” within the terms of Article 2 of the Town and Country Planning [Development Management Procedure (England) Order 2015] but this statement sets out in full the planning issues in support of the application.

## 2. Description of Site and Context

- 2.1 Lanhill House annexe is situated within the curtilage of Grade II Listed Lanhill House, which is circa 2 miles to the north-west of Chippenham. The annex is a former stable block that has since been converted to provide a 1-bedroom annex in 1990 by the previous owners.
- 2.2 The annex shares the driveway, access and garden with the host dwelling, Lanhill House. No changes to the access arrangements are proposed.



*Figure 1: Main front elevation at Lanhill House*

- 2.3 For context, Lanhill House (and the associated annexe) are currently for sale. The property has been on the market for over 18 months and the application is submitted to regularise some minor alterations that have been undertaken to the Annexe in recent years. No new works are proposed and nor do any of the works impact the main house.

### 3. Planning History

- 3.1 The only historic applications considered to be of relevance are those relating to the annexe which are applications N/90/03025/LBC and the associated full planning application N/90/03026/FUL.
- 3.2 The application was described as “*Internal alterations, conservatory, barbeque, realigned walls, new gates and piers*” and was approved in 1991.
- 3.3 Although not specifically referred to in the description of development, the application includes works to both the garaging and the provision of a self-contained annexe. An extract from an approved plan from 1991 showing the labels for the annexe (and garaging):

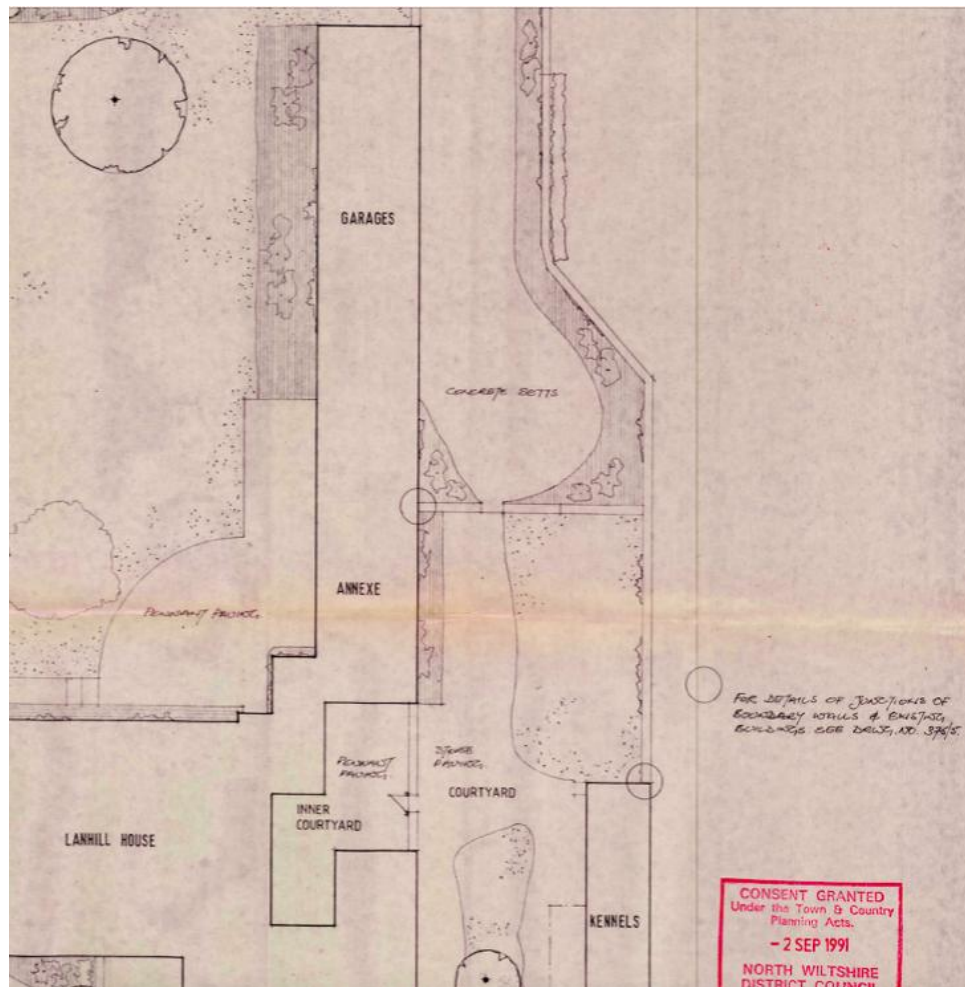


Figure 2: Extract of approved 1991 plan showing existing annex and garage

## 4. Description of Development

4.1 Listed building consent is sought retrospectively for the following works:

### Internal

- Installation of the mezzanine floor
- Knock through from the kitchen to the garden/living room
- New finishes to floors, walls and ceiling within the garden room
- Knock through from the garden room to the utility/plant room
- Erection of partition walling to create utility/plant room and hallway
- New finishes to the floor, walls and ceiling with utility/ plant room
- door from courtyard to Hall within the southwest range

4.2 Householder planning permission is sought retrospectively for the conversion of the storeroom to create the utility / plant room and a small hallway.

4.3 The proposals involve no new works are proposed and nor do any of the works impact the main house.

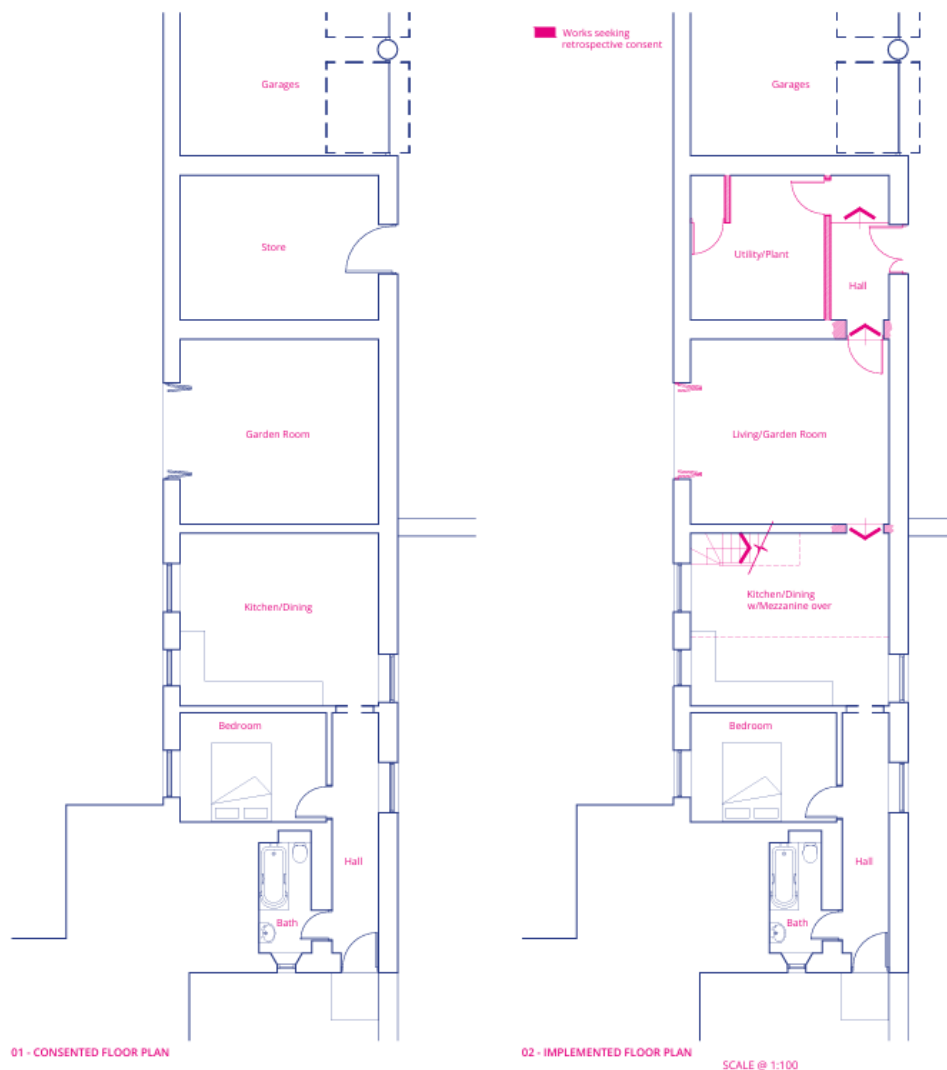


Figure 3: Extract showing comparison between approved plans (left) and retrospective works (right)

## 5. Relevant Planning Policies

5.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require the local planning authority, in considering whether to grant planning permission and listed building respectively, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

5.2 The National Planning Policy Framework (NPPF) sets out at paragraph 210 that when determining 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.

5.3 Wiltshire's Core Strategy, at Core Policy 58 reiterates the approach set out in national policy and by the Act referred to above and seeks to ensure that all development should protect, conserve and where possible enhance the historic environment.

5.4 The main consideration for this application is heritage and HPS have provided a Heritage Impact Assessment which assesses the history of the site and the acceptability of the proposals subject of this application.

5.5 As confirmed in the HIA, although the annex is a curtilage listed building, the character has been significantly altered since the conversion of the open sided stalls in the 1990s.

5.6 Paragraph 8.6 of the HIA States, *"Despite the alterations, the annex makes a positive contribution to the character of Lanhill House and to the understanding of the historic development of the estate farm"*.

5.7 In terms of the overall conclusions of the HIA, it states:

- There is likely to have been an isolated loss of historic fabric in the region of the additional knock throughs to allow passage throughout the building;
- The addition of supporting beams and joists to strengthen the Mezzanine may have impacted the historic fabric
- The bifold door replacement is in a similar style to the door shown on the 1990 plans and is therefore considered to have a neutral impact.

5.8 Paragraph 9.3 of the HIA concludes,

*"Works resulting in a loss of internal historic fabric are minimal and have not resulted in a significant impact to the overall character of the property. The impact is considered to be less than substantial harm and should be weighed against the benefits of the scheme which promote the future use and enjoyment of a curtilage listed heritage asset"*.

5.9 The knock through elements are required to allow easier access through the annex, and to provide a utility/plant room which will ensure easier access from the driveway and will help to ensure the viable use of the space as an annex is secured.

5.10 The works the subject of this application have been granted building regulations approval under reference BR/20025/03733 on 31 March 2025 (see copy attached) It is unclear from historic records whether the works to strengthen the mezzanine require LBC but they are included for completeness and they were required to ensure the annex was safe.

## 6. Conclusion

6.1 This Statement supporting plans and HIA demonstrate that the alterations that have been undertaken are acceptable in planning terms, including consideration of the fact the annex is curtilage listed in association with Lanhill House.