

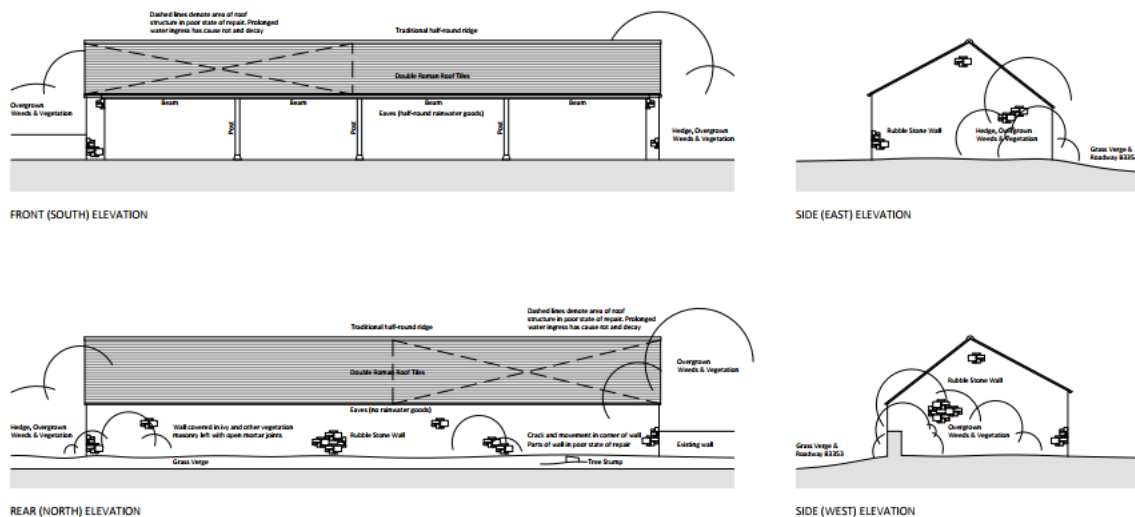
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION AND LISTED BUILDING CONSENT CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/08829 & PL/2025/08997
APPLICATION TYPE:	Householder planning permission and Listed Building Consent
SITE ADDRESS:	10 Linleys, Corsham, SN13 9PG
DEVELOPMENT DESCRIPTION:	Repair and conversion of existing barn to form ancillary residential accommodation
RECOMMENDATION:	That Planning Permission be GRANTED That Listed Building Consent be GRANTED

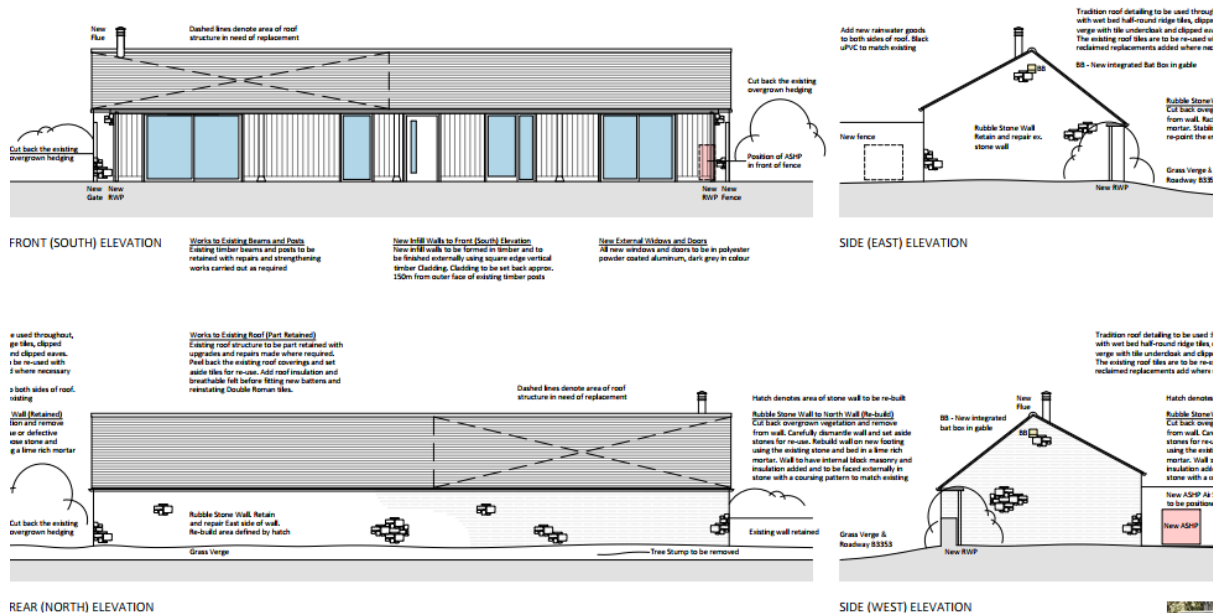
PROPOSAL

The proposal seeks Planning Permission and Listed Building Consent for the repairs and conversion of an existing barn to form ancillary residential accommodation. The application was submitted on a dual Householder and Listed Building Application Form.

During the course of the application, revised plans were received to alter the red line boundary on the location plan to include the host dwelling, to remove the proposed PV panels to the roof of the barn and to show the air source heat pump location on the proposed site plan and proposed elevations.



Existing Elevations



Proposed Elevations

The existing barn is an open fronted, 4-bay pitched roof structure supported by timber posts which is currently being used for storage. The proposal seeks to convert the existing barn to become habitable accommodation, whilst the scheme does not seek to alter or enlarge the dimensions or height of the barn.

Internally, the floor area is proposed to be developed to provide two bedrooms, a bathroom, a living area and a small kitchenette, with a proposed log burner within the living space. The Design and Access Statement confirms that the layout of the barn has been arranged to work with the existing structural bays and openings to help minimise the alterations required to facilitate the conversion.

The Design and Access Statement and accompanying Structural Survey details that the existing structure is deteriorating and in need of repair, partly resulting from existing vegetation within the locality and water ingress. Externally, it has been identified that the main repairs required include works to the roof covering which is currently compromising the timber roof structure, whilst the north wall is currently damp owing to the external vegetation, with the south (front) elevation exposed due to being an open fronted structure.

The proposed materials for the outbuilding are broadly matching the host dwelling, in the form of existing rubble limestone walls, a timber frame roof structure and a double-Roman clay-tiled roof finish. It is proposed to dismantle the existing rubble stone walls and reconstruct following the installation of new footings that support the proposed conversion. During the proposed works, areas for repair to the rubble stone walls may be identified where matching limestone and lime mortar will be utilised. Existing timber beams and posts are to be retained and necessary repairs and strengthening works would be carried out as required. To the front

(South) elevation, new infill walls are proposed to be formed in timber with feather edge timber cladding proposed as the external finish. The existing roof structure is proposed to be partly retained, whilst it is proposed to re-use the existing roof tiles and ridge tiles and undertake any repairs where required.

In terms of fenestration, full-length windows and doors are proposed to the front elevation in powder coated aluminium (dark grey in colour). Rainwater goods are proposed to be situated both sides of the roof in black uPVC to match the existing, whilst an air source heat pump is proposed to be situated to the far-right of the front (South) elevation with a proposed flue to the roof to serve the new internal woodburner within the living area.

The proposal seeks to incorporate a patio area alongside a section of soft landscaping which will provide amenity space associated with the barn. The amenity area will be enclosed by a timber post-and-rail fence with a timber gate. The scheme maintains the established courtyard character of the locality, which is achieved through the retention of the existing stone boundary walls and mature planting.

Access to the outbuilding will be via the existing access to the host property via Monks Lane off of the B3353. It is proposed to retain both of the existing garages (also curtilage listed buildings) located south of the existing barn, with 2 proposed parking spaces to be created to serve the barn positioned on existing hardstanding between the existing garages.

SITE DESCRIPTION/CONTEXT

The property known as 10 The Linleys is a detached two storey dwellinghouse situated in a prominent position on the junction of Monks Lane with the B3553, opposite Ladbroke Lane, on the edge of the village of Gastard, approximately 1.6 miles from Corsham and 5 miles from Chippenham. The host dwelling and associated outbuildings occupy a sizeable plot which is enclosed by an existing stone boundary wall, whilst collectively the arrangement of the host dwelling with its associated outbuildings are akin to a traditional courtyard style configuration.



The main building is Grade II listed, whilst the existing barn and outbuildings are also regarded as curtilage listed structures that are situated approximately 10m to the west of the host dwelling. The list entry provides the following description:

CORSHAM THE LINLEYS (B3353) ST 86 NE 3/253 No 10 II

House, late C17 and C18, rubble stone with stone tiled roofs, 2 storeys. Main range to rear with west end stack and parallel longer range to street with three gables and wing running east. South front to garden has 3 dormer gables, with 2-light mullion windows and hoodmoulds, 2 recessed ovolo-moulded, one recessed cyma-moulded. Ground floor C20 door, 2- light recessed hollow- moulded window and hoodmould and 4-light C20 window. East end has truncated stack and upper 2-light recessed cymamoulded window and hoodmould. West end has wing projecting to north, C20 windows to west end and west side of wing, one replacing a C19 shop window. Blank gable to road, second gable, to left with first floor 2-light recessed cyma-moulded window and hoodmould, third gable to left has similar upper window and ground floor similar 2-light and single light under renewed hoodmould. Range continues east with side wall stack and one-window range of C18 two-light flush cyma-moulded windows with ashlar panels below. Low Bridgwater-tiled east end outbuilding. Listing NGR: ST8789768897

The surrounding area is semi-rural with a scattering of dwellings within proximity of the host dwelling of similar character and appearance, whilst more established residential areas are both to the east and west of the site via the B3553. Grade II listed Avils Farm House is situated across the B3553 to the NE of the site.

The application site is subject to the following planning policy constraints:

- Countryside Character Area – Cotswolds
- Grade II Listed Building – 10 The Linleys
- Bath and BOA Bat SAC
- Risk of Flooding from Surface Water - Low

PLANNING HISTORY

Proposal / Summary
N/09/00931/LBC - Listed building consent Decision - Refused Date: 6/8/2009 – Demolition of Stone Wall
18/10376/LBC - Listed building consent Decision - Approve with Conditions Date: 12/2/2019 – Alterations to the existing building.
N/04/02702/FUL - Full planning permission Decision - Approve with Conditions Date: 5/11/2004 – VEHICULAR ACCESS
N/08/01106/FUL - Full planning permission Decision - Approve with Conditions Date: 24/9/2008 – Construction of Car and Lorry Park on Agricultural Land and Creation of New Vehicular Access onto Monks Lane
PL/2025/08997 – Listed Building Consent – Repair and Conversion of Existing Barn to form Ancillary Residential Accommodation

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 41: Sustainable Construction and low carbon energy
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

- Core Policy 60: Sustainable Transport
- Core Policy 61: Transport and New Development

Corsham Neighbourhood Plan:

- Policy CNP ED1: Proposals should take into account the Corsham Design Guide
- Policy CNP E2: Achievement of sustainable development
- Policy CNP HE1: Good quality design

Corsham Design Guide

Bat Special Areas of Conservation (SAC) Planning Guidance for Wiltshire (September 2015)

Corsham Batscape Strategy

Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF):

- Section 2: Sustainable Development
- Section 9: Promoting Sustainable Transport
- Section 12: Achieving Well Designed Places
- Section 14: Meeting the challenge of climate change, flooding and coastal change
- Section 16: Conserving and Enhancing the Historic Environment

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

The Planning Practice Guidance

National Design Guide

ISSUES

- The Principle of the Development
- Design and Impact upon the character and context of the area
- Heritage Impact
- Residential Amenity
- Access and Parking
- Ecology and Biodiversity (Bath and BOA Bat SAC)
- Energy and Sustainability; Addressing Climate Change

CONSULTATION RESPONSES

Corsham Town Council: No objection

Wiltshire Council Highways Officer: No objection –

"I refer to the above planning application dated 10/11/2025 seeking permission for the repair and Conversion of Existing Barn to form Ancillary Residential Accommodation.

The site is located outside of the settlement policy boundary, raising concerns with regards to the sustainability of the site for residential development due to the likely reliance upon the private car for any occupants and their visitors/lack of pedestrian facilities/safe cycling provision. The proposal is therefore, contrary to Core Policies 60 and 61 of the Wiltshire Core Strategy and Section 9, of the National Planning Policy Framework 2024, which aim to reduce the need to travel particularly by private car and encourage the use of sustainable transport alternative in order to promote a sustainable pattern of development. However, I shall be guided by you on this sustainability issue and wish to advise with regard to highways in the instance that you would be minded to permit dwellings in this location.

The site is located with existing access onto Monks Lane, a C classified section of public highway subject to a speed limit of 60mph. There do not appear to be proposals to alter the public highway through the proposed development.

The proposals include a one 2-bedroom unit as ancillary to the main dwelling. It would appear from the plans submitted that vehicle parking is proposed close to the dwelling in the order of 2 spaces, which accords with minimum parking requirements. The proposals would not be deemed a significant intensification of the access or the surrounding public highway network.

Therefore, other than the sustainability issue highlighted above, it is considered that no objection be raised with regard to highways."

Wiltshire Council Conservation Officer: No objection following the submission of revised plans to remove the PV panels –

As per my e-mail the proposals are accepted in principle - the revisions have addressed my concerns re the solar cells. As discussed via telephone, further information is required at post decision level to confirm the appearance and detailing of the new windows, doors, and glazed screens. Also required are samples of the proposed new roofing materials.

Wiltshire Council Arboricultural Officer: No comment

Wiltshire Council Ecologist: Mixed comments as summarised below:

- With regards to the Bath and BOA Bat Sac, the proposal can be screened out of Appropriate Assessment
- Compliance with the conclusions within the submitted Preliminary Roost Assessment should be secured via a planning condition
- A plan showing the details and locations of the proposed bat boxes should be secured via a planning condition.

REPRESENTATIONS

The application was publicised by direct neighbour letter, however no representations have been made.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

The Principle of Development

When assessing proposals for annexed accommodation, it is essential to determine whether the development genuinely constitutes an annexe or whether it functions as an independent dwelling. An annexe should have a clear physical and/or functional relationship with the main dwelling. This means it must be subordinate in scale and use, and typically reliant on the main house for access, services, or shared facilities.

This means considering:

- Physical relationship – proximity to the main dwelling, whether it is attached or detached, and how it integrates with the existing residential curtilage.
- Functional relationship – whether the annexe is intended for use by family members, whether it shares access, garden space, or utilities, and whether it is dependent on the main house for day-to-day living such as provision of care.

The application is submitted as a Householder application and on the basis of the planning unit remaining the same (i.e. no severance) and the Applicant's have confirmed agreement to the building being tied to the main dwelling by way of Condition; revised plans were requested to clarify that the site remains integral to the main dwelling and can be suitably tied as such.

The building proposed to be converted is an existing building and it is noted from the site inspection that there is somewhat of a separation of the building from the main dwelling. However, the application is not submitted on the basis of the formation of a separate dwelling or planning unit and this is not something the Council would support given the location of the site outside and away from any defined settlement. Planning Condition(s) are therefore considered necessary to ensure that the building remains part of the same planning unit. On this basis the application is considered to be generally acceptable in principle.

Design and Impact upon the character and context of the area

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design and materials, with particular regard required for the compatibility of the design with the host dwelling and its surroundings, together with the relationship to adjoining buildings and spaces.

WCS Core Policy 58 states that distinctive elements of Wiltshire's historic environment, 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).

Policy CNP ED1 of the Corsham Neighbourhood Plan states that proposals for new development should take into account the Corsham Design Guide. Policy CNP E2 states that all new development should seek to contribute to the achievement of sustainable development, whilst policy CNP HE1 states that all new development within the Corsham Neighbourhood Plan Area must demonstrate good quality design, which means responding to and integrating with local surroundings and landscape context as well as the existing built environment.

The Corsham Design Guide gives guidance for buildings and building details, specifically to retain the existing character of historic buildings and features, building heights of 2 or 2 ½ storey are favoured, materials that are in-keeping with the area (including local limestone and rubblestone, and dark grey, brown or red stone roofing materials) and windows and door designs of similar proportions to existing.

The Wiltshire Design Guide elaborates on WCS Core Policy 57 and requires consideration that should be given to the external appearance, design and materials used for development.

Section 2 of the National Planning Policy Framework (NPPF) relates to achieving sustainable development, whilst Section 12 relates to achieving well designed places. Section 16 provides guidance relating to all heritage assets, with paragraph 210 highlighting the desirability of sustaining and enhancing the significance of heritage assets and ensuring new development positively contributes to local character and distinctiveness.

The proposal is assessed as delivering a sensitive and well-considered conversion that preserves and enhances the appearance of the existing building, whilst remaining in-keeping with its current character and aesthetic and enables its utilisation as a more usable space. By reason of the scale, design and materials used, the proposed works are compatible with, and complementary to, the character of the host dwelling and the wider locality, which constitute a sympathetic conversion that respects the architectural integrity of the host dwelling and maintains the established courtyard arrangement, thereby reinforcing the local vernacular and contributing positively to the character of the area. The position of the existing barn is separate to that of the host dwelling, albeit it within close proximity, thereby not impacting or affecting the character and appearance of the host dwelling within its prominent position on the B3553 or the surrounding area and the prevailing character of the streetscene. The proposal also delivers public benefits through the sustainable reuse of an existing structure, reducing the need for new development and supporting the efficient use of land.

Therefore, it is deemed that the proposal complies with WCS Core Policies 57 and 58, policies CNP ED1, E2 and HE1 of the Corsham Neighbourhood Plan, the Corsham and Wiltshire Design Guides and sections 12 and 16 of the NPPF.

Heritage Impact

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Section 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing 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.

The host dwelling is a grade II listed building, whilst the existing barn is considered to be a curtilage listed structure itself, therefore consideration is required to the impacts upon the significance of these heritage assets. The original scheme featured solar PV panels to the roof of the outbuilding, which were removed as a result of the Conservation Officers concerns that they were out of keeping with the building and its setting. Upon their removal from the scheme, the Conservation Officer confirms that the proposal is acceptable in principle, subject to further details regarding the external appearance being subject to post-decision conditions.

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the existing barn, as well as the setting of the main listed building and other curtilage listed buildings. It would not result in harm to the significance of any heritage assets, and no objections have been raised by the Conservation Officer. The development is therefore considered to comply with Section 16 and other relevant provisions within the NPPF, Core Policy 58 of the Wiltshire Core Strategy and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Residential Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The existing barn is a detached structure within the curtilage of the host dwelling. The properties within proximity to the development are Orchard Leigh and Linleys Farm, to the West and North of the site respectively.

Orchard Leigh is adjacent to the existing barn, with the existing boundary benefitting from established landscaping and boundary fencing. The dimensions, height and positioning of the barn are not proposed to alter owing to the proposed works, with no proposed fenestration to the side (west) elevation overlooking Orchard Leigh. Whilst vantage points are possible to the proposed works, the distances to the boundary will remain as per the current arrangement with Orchard Leigh itself positioned some distance away from the shared boundary itself. The proposed Air Source Heat Pump (ASHP) is proposed to be located in proximity to the boundary with Orchard Leigh, however no technical specification has been provided for assessment within this application relating to the resulting noise output. An Informative has been included within this approval to ensure responsibility for ensuring that any ASHP installation complies with the relevant permitted development limitations relating to noise output.

Linleys Farm and Avils Farm House are positioned across the B3553 from the existing barn. The rear of the barn is fronting the main road, which is somewhat concealed by the current overgrown vegetation. The proposals show there is no proposed fenestration proposed to the rear elevation, and together with the dimensions, height and rear-appearance of the barn remaining as existing, the vantage points of the barn from both Linleys Farm and Avils Farm House will remain largely unchanged.

Therefore considering the proposed works to the existing barn, Officers are satisfied that the proposed works will not result in unacceptable impact on residential amenity, nor it is expected to result in any significant or unacceptable visual impact, loss of light, or overshadowing effects. It is acknowledged that the only fenestration proposed to the barn is to the front (south) elevation which will inwardly face into the courtyard as opposed to overlooking neighbouring boundaries. In addition, Officers consider that the distances to the boundaries are sufficient to help mitigate against any resulting unacceptable overbearing effects. Therefore the proposal complies with WCS Core Policy 57 and Appendix D of the Wiltshire Design Guide, as an appropriate level of amenity can be achieved.

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being

served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The proposed conversion of the existing barn will enable the creation of 2 bedrooms to building. Whilst the building is within the curtilage of the host dwelling, the proposed block plan illustrates that 2 parking spaces are proposed to be provided to serve the barn, which are located to the south of the barn on existing hardstanding. The existing access is off of Monks Lane is proposed, thereby not requiring any amendments to the existing access arrangements.

Wiltshire Council Highways Officers have commented to raise the issue of the location being outside of the settlement policy boundary, with concerns regarding the sustainability of the site for residential development due to the likely reliance upon private car for any occupants and the lack of pedestrian facilities and safe cycling provision. Highways Officers confirm that the proposal does not alter the public highway and that the provision of 2 car parking spaces accords within minimum parking requirements and the scheme overall is not deemed to be a significant intensification of the access or the surrounding public highway network.

The proposed conversion of the outbuilding is considered a sustainable and acceptable form of development despite its location beyond the defined settlement boundary. The site is situated within a small cluster of existing residential properties, ensuring the proposal does not result in isolated development in the countryside. The reuse of the existing structure represents efficient land use, minimises the need for new-build, and supports sustainable construction principles in line with NPPF Paragraph 84(e), which permits the re-use of redundant or disused buildings where the development enhances its immediate setting and is sensitive to the local character. As the outbuilding conversion is situated within a cluster of existing dwellings that already benefit from established access routes and proximity to local services, thereby helping to meet these policy requirements by supporting active travel and minimising car dependency.

On balance, the proposed development is not considered to result in any materially adverse impact on highway safety. Adequate parking and turning provision is available on site and shown on the submitted Site Plan.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

Ecology Impact and the Bath and Bradford on Avon BAT SAC

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

The wider landscape surrounding Box and Corsham is of international importance for bats. Locally, their habitat is protected through a Bat Special Area of Conservation (SAC) which is focused around the Box mine complex, just outside of the Corsham Neighbourhood Plan boundary. Although the application site sits outside the formal boundary of the SAC/SSSI, it is known that essential foraging and commuting routes supporting this SAC extend for several kilometres outside the SAC boundary, including the entire Corsham Neighbourhood Plan area. This Batscape Strategy sets out to influence and enhance the sustainable development of Box and Corsham through protecting important bat habitats within the designated Neighbourhood Plan area.

As previously mentioned, the application site is outside of the formal designations, but it is located within the buffer zone. As part of the application a Bat Survey Report and Preliminary Roost Survey were submitted. The Wiltshire Council Ecologist confirms that a test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). This concluded that given the scale and nature of the currently proposed development does not propose removal of any bat habitat or roosts, and does not propose any additional external lighting, there is no mechanism for adverse impact on the Conservation Objectives of the SAC, and the proposal can be screened out of Appropriate Assessment.

The Preliminary Roost Assessment identified that the internal space of the barn could be used as a feeding perch and/or explored as a foraging area. The building also possesses potential roosting features, but these are limited to crevice-type features as there is no enclosed void. Overall, it was assessed as having moderate roosting potential and, in line with best practice guidelines, was subject to two emergence surveys. Greater horseshoe calls were recorded twice during the second survey, but they were not observed. No bats were observed emerging from the building and no further survey is required.

Furthermore, the Ecologist stated that compliance with the report's conclusions should be secured via a planning condition, and additionally a plan showing the details and locations of the proposed bat boxes should be secured via a pre-commencement condition. It was also noted that new planting beds and a tree are also proposed, and that ideally these should comprise wildlife-friendly, native species.

Subject to the acceptability of the number, design and locations of ecological enhancements, the scale and nature of development is such that significant harm to biodiversity is unlikely. Overall it is considered that the proposal will meet with the requirements of policy CP50 of the Wiltshire Core Strategy, the Bat Special Areas of Conservation (SAC) Planning Guidance for Wiltshire (September 2015), the Corsham Batscape Strategy, the relevant provisions of the NPPF and relevant legislative duties.

Addressing Climate Change

WCS CP41, Policy 1 and Policy 2 are supportive of measures that align with a transition to net zero. As such these policies are clearly in accordance with the NPPF which states at paragraph 161 that the planning system should support the transition to net zero by 2050. It should help shape places in ways that contribute to radical reductions in greenhouse gas emissions and support renewable and low carbon energy.

The proposed heat pump would provide an electrified solution for domestic space and water heating for the barn conversion. Unlike gas boilers this has the potential to be powered using renewable energy either from building integrated renewables or through the national grid. The national grid is being decarbonised with decreasing reliance on coal and gas to generate its electricity and more reliance on solar and wind power combined with short and long duration energy storage. Around 80% of the built form in 2050 is already existing and so the retrofit is key to meeting the 2050 net zero target. It is noted that the host building has a large solar array on its south facing roof.

The air source heat pump is considered, on balance, reversible and thus will not result in long term impacts on the special interest of the building. The proposed development would make a very modest contribution to net zero goals, but cumulatively with other similar development is critical to the transition to net zero over the coming decades. The proposals would align with development plan policies and the NPPF in making a positive contribution to the spatial planning objective in the development plan of addressing climate change. Any residual concern in terms of neighbour amenity is outweighed by the modest benefit from this individual proposal.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

Pre-commencement Condition Agreement

This recommendation includes pre-commencement planning condition(s) relating to Ecology. In accordance with Section 100ZA of the Town and Country Planning Act 1990 and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the Local Planning Authority formally notified the applicant/agent of the proposed condition(s) and sought their agreement; written confirmation of agreement has been provided by the Applicant.

CONCLUSION

The proposed development is considered acceptable with regard to its design, scale and choice of materials, as well as its relationship with the main listed building, its setting, and the surrounding area. The scheme would not give rise to any unacceptable visual impact or harm to the character of the locality, nor would it adversely affect the amenities of neighbouring properties. The works are considered to be sympathetic and in keeping with both the listed barn and the principal listed building, thereby preserving their existing character and appearance. The impact of the proposal on the heritage asset is assessed as neutral, and the development is considered to respect and compliment the prevailing character of the locality

and the surrounding area. Additionally, the proposal will not result in unacceptable impact to the highways network and access and parking arrangements.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Corsham Neighbourhood Plan, the Corsham and Wiltshire Design Guides, Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990, the Corsham Batscape Strategy, the Bat Special Areas of Conservation (SAC) Planning Guidance for Wiltshire (September 2015), the Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
4181-001_A - Site Location Plan received 18.12.25
4181-110_B - Proposed Site Plan received 18.12.25
4181-113_B - Proposed Plans and Section received 18.12.25
4181-114_B - Proposed Elevations received 18.12.25
B25_055_10 - Preliminary Roost Survey received 05.11.25
B25_055_10 - Bat Survey Report received 05.11.25

REASON: For the avoidance of doubt and in the interests of proper planning

3. The development will be carried out in strict accordance with the following documents:
Bat Survey Report, Bengrove Ltd, September 2025

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

4. Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancements – including the type and locations of bat roosting opportunities – shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation/enhancement for biodiversity.

5. The barn conversion hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as 10 The Linleys and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

INFORMATIVE:

The proposed plans show an Air Source Heat Pump (ASHP) unit on the South elevation of the barn; however, no technical details or specifications have been submitted for consideration as part of this application. The ASHP is not being assessed under this application. The applicant is responsible for ensuring that any ASHP installation complies with the relevant permitted development limitations. If the installation does not fall within permitted development, a separate planning application would be required.

RECOMMENDATION: that Listed Building Consent be GRANTED subject to the following conditions:

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

4181-001_A - Site Location Plan received 18.12.25
4181-110_B - Proposed Site Plan received 18.12.25
4181-113_B - Proposed Plans and Section received 18.12.25
4181-114_B - Proposed Elevations received 18.12.25
B25_055_10 - Preliminary Roost Survey received 05.11.25
B25_055_10 - Bat Survey Report received 05.11.25

REASON: For the avoidance of doubt and in the interests of proper planning

3. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas Act 1990.

4. Notwithstanding the approved drawings, no works shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:
- Large scale details of all external joinery including metal-framed glazing (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;
 - Large scale details of all new internal joinery (1:5 elevation, 1:2 section);
 - Full details of external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air;
 - A full schedule of internal finishes to walls, ceilings and floors;
 - Full details and samples of external materials including sample panels of repointing and new stone work.

The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.