

HERITAGE STATEMENT

In respect of:

**REPLACEMENT OF CONSERVATORY WITH SINGLE AND TWO-STOREY
REAR EXTENSION, ALTERATIONS TO COTTAGE AND REPLACEMENT
GARAGE**

At:

**CORTON GLEBE COTTAGE, 27 MANOR ROAD, UPTON LOVELL,
BA12 0JW**

On behalf of:

Mr Kemp & Miss Bridgewater

Date:

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CONTENTS

1.0	INTRODUCTION	3
2.0	HERITAGE DESIGNATIONS	5
3.0	DESCRIPTION	6
4.0	HISTORY	13
5.0	ASSESSMENT OF SIGNIFICANCE	16
6.0	PROPOSALS	19
7.0	POLICY CONTEXT	21
8.0	HERITAGE IMPACT ASSESSMENT	23
9.0	CONCLUSION	29
	SOURCES USED IN THE REPORT	30

LIST OF FIGURES

- Fig.1: *Location plan*
Fig.2: *Front of Nos.27-29 Manor Road*
Fig.3: *Front of No.27 Corton Glebe Cottage*
Fig.4: *Backs of the cottages with various additions and lancet windows under the eaves*
Fig.5: *View from the lane north of the cottage*
Fig.6: *View from within the garden to the north of Corton Glebe Cottage*
Fig.7: *Timber clad garage*
Fig.8: *Living Room with inglenook fireplace*
Fig.9: *Dining Room*
Fig.10: *North wall of the bathroom*
Fig.11: *First floor corridor landing*
Fig.12: *Apex of one of the king-post trusses in the attic*

Fig.13: *Tithe map of 1838*

Fig.14: *Ordnance Survey Map of 1887*

Fig.15: *Ordnance Survey map of 1901*

Fig.16: *Dining Room looking to the front*

Fig.17: *Northern end of the cottage*

Fig.18: *View from within the side garden of the cottage*

Fig.19: *Eaves above the conservatory*

Fig.20: *Lancet windows*

Fig.21: *Door to the bedroom*

1.0 Introduction

- 1.1 This heritage statement accompanies applications for planning permission and listed building consent for the replacement of the conservatory with a single and two-storey rear extension, alterations and a replacement garage at Corton Glebe Cottage, a Grade II listed building.
- 1.2 The village of Upton Lovell lies on the north bank of the River Wylfe, approximately 5 miles south-east of Warminster and 16 miles north-west of Salisbury. Corton Glebe Cottage is one of three cottages in a short terrace on the east side of Manor Road, just north of the Bristol-Salisbury railway line. Corton Glebe Cottage is at the northern end of the row, with The Olde Cheese House (No.28) in the centre and No.29 at the southern end. To the east are fields. Vehicular access to the site is from a shared drive to the north.



Fig.1 Location plan

- 1.3 The report describes the heritage significance of the property and provides an assessment of the impact of the proposals in accordance with the requirements of the National Planning Policy Framework (the NPPF, revised December 2024) and to meet the council's local validation checklist for applications affecting heritage assets.

- 1.4 The report was commissioned by the applicants, Mr Kemp & Miss Bridgewater, and has been prepared by Elaine Milton BSc (Hons) MSc DipArchCons MRTPI IHBC, an individual with 'appropriate expertise' as advised by paragraph 207 of the NPPF. Site surveys were conducted in 2023 and August 2025.
- 1.5 The significance of the site was identified using the guidance contained within the Historic England documents *Conservation Principles, Policies and Guidance* (2008), *Statements of Heritage Significance: Historic England Advice Note 12* (October 2019) and *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (December 2017).
- 1.6 Information on the history of the site has been drawn from several sources, a list of which is presented on **p30**.
- 1.7 A pre-application enquiry was made in respect of a proposed extension (reference ENQ/2025/01091). The pre-application response in October 2025 noted that the conservation officer was generally supportive of the proposals but would require a detailed heritage report to satisfy any concerns over the potential for the two-storey extension to block views from the road to the hills beyond.

2.0 Heritage Designations

- 2.1 Corton Glebe Cottage was added to the *List of Buildings of Special Architectural or Historic Interest* along with The Olde Cheese House (No.28) and No.29 at Grade II on 11 December 1987. The list description for reads:

'Row of four cottages, now three. Early to mid C19. Coursed rubble stone, fishscale tiled hipped roof with brick stacks. Two- storey, 8-window. Corton Glebe Cottage to left has 4-panelled door with ogee-shaped hood, single-light casement and three 2-light casements to left, two in blocked doorways. Olde Cheese House to centre has gabled porch and door with arch-headed ribbed panels to right, two pairs of small 12-pane sashes with segmental-heads to left, one in blocked doorway. No 29 to right of straight joint; probably later C19, has C20 door with gabled canopy, segmental-headed single-light casement to right and 2-light to left. First floor has three 2-light segmental-headed casements and two pairs of small sashes to two left hand cottages, No 29 has two 2-light segmental-headed casements. Single-storey C20 addition attached to right of No 29. Rear has lean-to extensions and C20 casements. Good group of C19 cottages with little altered front.'

- 2.2 The row of cottages is noted in the list description for its group value (denoted by 'GV').
- 2.3 The property is not within a designated conservation area.

3.0 Description of the Building

Exterior

- 3.1 Nos.27-29 Manor Road Court Farmhouse consists of a row of three two-storey cottages constructed in rubble stone with a clay fish scale tiled roof, hipped at both ends, and with brick, ridge chimney stacks. Windows are regularly spaced and comprise a mix of casements and sashes, all multi-pane and within brick surrounds. Some windows have been formed within former door openings (see later in the report).



Fig.2 Front of Nos.27-29 Manor Road – No.27 Corton Glebe Cottage at the left-hand end

- 3.2 Corton Glebe Cottage is the northernmost (left-hand) cottage in the row. It has a three-window frontage with door to the right (flying freehold of No.28 above the entrance). The northernmost and southernmost windows were evidently doors, with the brick surrounds extending to ground level and stone infilling below the windows.



Fig.3 Front of No.27 Corton Glebe Cottage

- 3.3 The rear of the row of cottages has various extensions and 20th century casements. Each cottage has a small lancet window opening within a brick surround set under the main eaves: the windows within the openings are modern.



Fig.4 Backs of the cottages with various additions and lancet windows under the eaves

- 3.4 At the back of No.27 Corton Glebe Cottage is a single-storey lean-to addition with rendered walls and plain clay-tiled roof, and a modern conservatory (see above). The

additions to the cottage are unseen from the roadside due to the degree of setback and the presence of the front boundary hedge. There is a glimpsed view of the hills in the background between the entrance from the lane and the backs of the cottages.



Fig.5 View from the lane north of the cottage



Fig.6 View from within the garden to the north of Corton Glebe Cottage

- 3.5 A double garage exists to the north-east of Corton Glebe Cottage. It has timber cladding to the walls and a shallow-pitched sheet metal roof. Adjacent (behind) is a brick double garage with pitched roof serving the neighbouring property.



Fig.7 Timber clad garage (neighbour's garage behind)

Interior

- 3.6 The ground floor of Corton Glebe Cottage comprises two rooms – a Living Room and a smaller Dining Room (northern end). The Living Room has an inglenook fireplace. The back of the fireplace has been hollowed out in the Dining Room to create a recess for a radiator.



Fig.8 Living Room with inglenook fireplace



Fig.9 Dining Room with modern glazed doors into the conservatory. Note, back of the Living Room fireplace hollowed out to accommodate a radiator

- 3.7 The rear lean-to contains a narrow kitchen and a WC. The kitchen has a modern window. To the west of the kitchen, the original back wall of the house has been internalised by a modern conservatory, the rubble stonework of which has been left exposed.

- 3.8 At first floor are two bedrooms and a bathroom. Some recent investigative opening of the wall between the bedroom and the bathroom at the eastern end of the house indicates this is formed of brick, stone and possibly flint, with lath and horsehair plaster.



Fig.10 North wall of the bathroom

- 3.9 There is a narrow rear corridor landing providing access to the first-floor rooms.

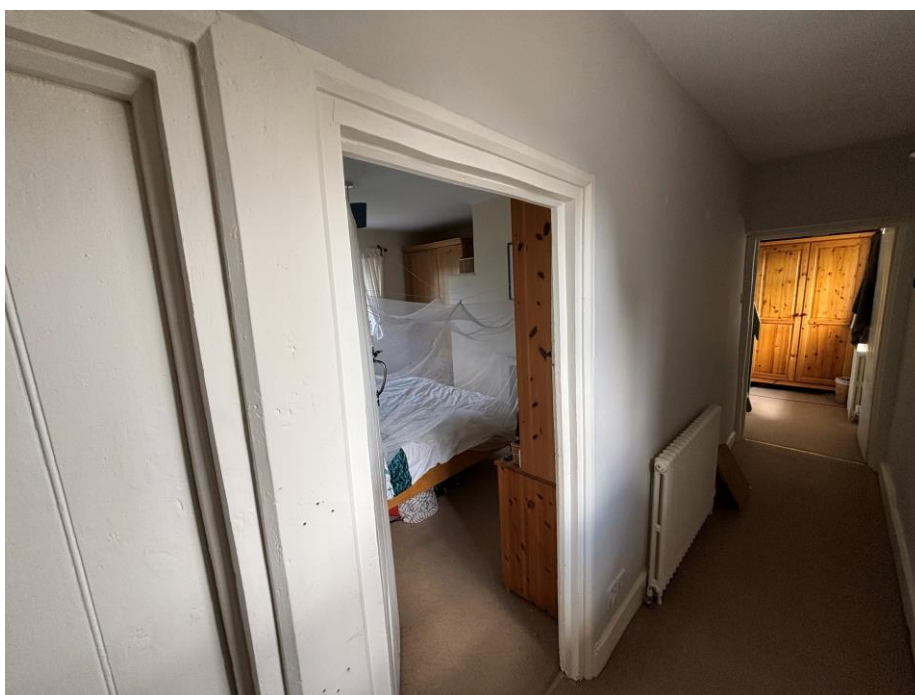


Fig.11 First floor corridor landing looking to the north

- 3.10 Within the attic are pegged king-post trusses. The rafters have been replaced, and the underside of the roof has been felted.



Fig.12 Apex of one of the king-post trusses in the attic

4.0 History

Documentary Evidence

- 4.1 As early as 1379 tax records show that between Heytesbury and Codford there were nine householders recorded as ‘fullers’. A water fulling mill at Upton Lovell was probably one already operating at that time in the Wylve Valley. By the end of the 19th century, Ordnance Survey maps of Upton Lovell indicate a ‘cloth factory’, possibly on the site of the original mill, suggesting a significant industrial hub. The mill was one of the last to survive in the valley, the owners having introduced steam power, and at one point in the early 19th century it employed 400 workers, most coming from outside the valley. The Prince Leopold Public House was built in 1878 to service the substantial cloth mill.

Map Regression

- 4.2 The 1838 Tithe Map depicts a single dwelling set at right angles to Manor Road on the site of the current cottages.

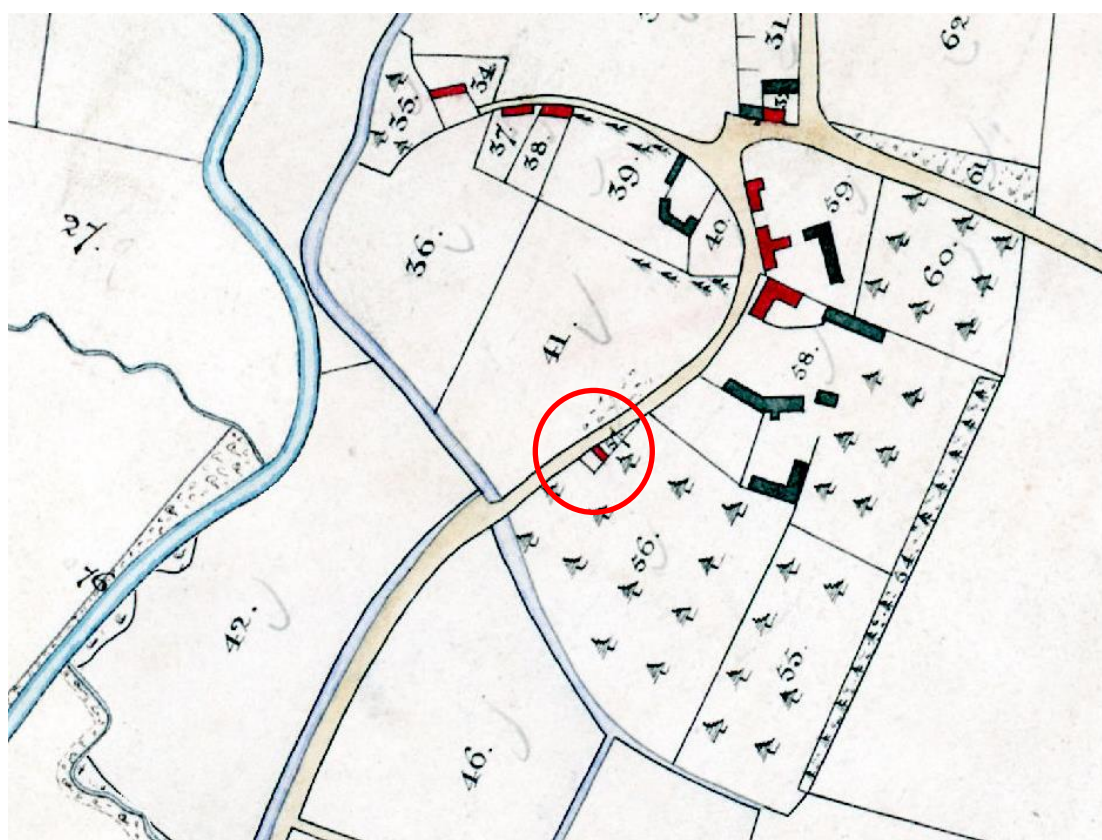


Fig.13 Tithe map of 1838

- 4.3 The single dwelling was replaced between 1838 and 1887, with the 1887 Ordnance Survey map illustrating a row of two or three cottages parallel to the road, thought to be for mill workers. The northern cottage occupies the approximate footprint of the current Nos.27 & 28. There is a break joint with No.29 and a different coursing to the stonework suggesting a slightly later phase of build. Lean-tos are shown across part of the rear.

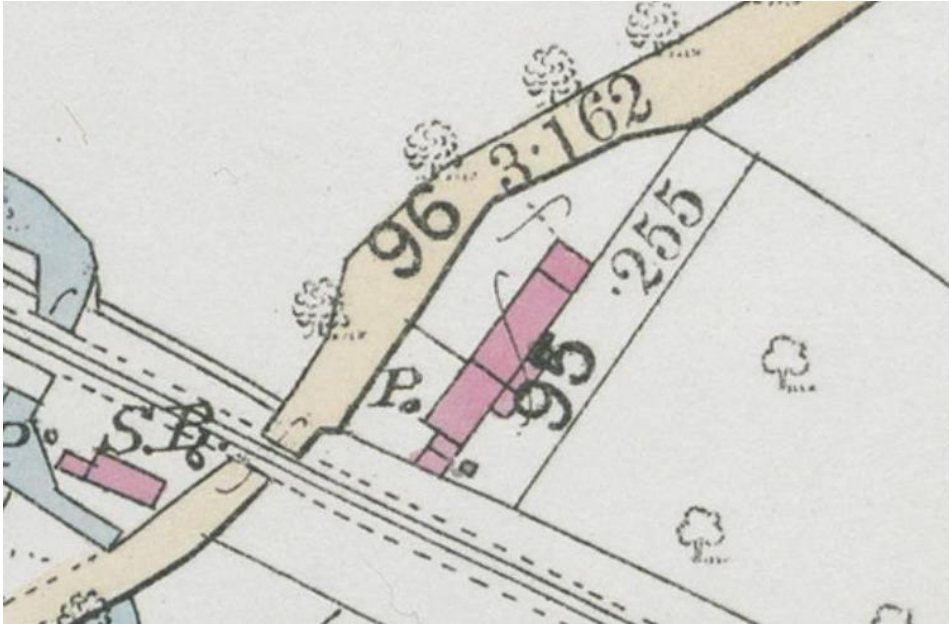


Fig.14 Ordnance Survey Map of 1887

- 4.4 Three cottages are depicted on the 1901 OS map. The lean-to has been added to the rear of the northernmost cottage (current kitchen of No.27) in line with the pre-existing lean-tos to the south.

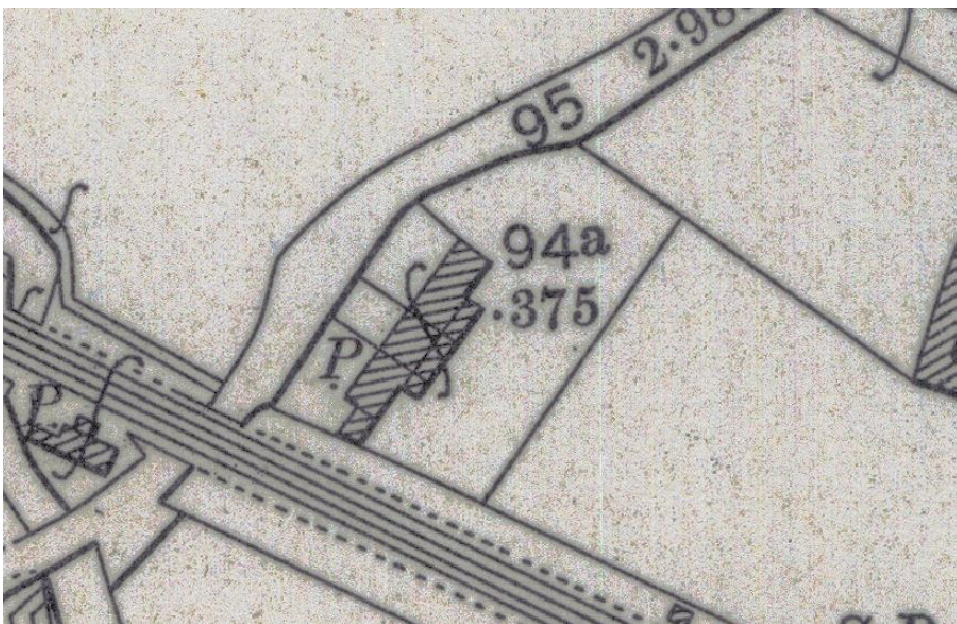


Fig.15 Ordnance Survey map of 1901

Ownership

- 4.5 The manor of Upton Lovell changed hands many times during its early history. It was in the hands of the Lovell family in the 15th century; following the death of the last Lord Lovell, the manor was given by Henry VII to the Duke of Norfolk. Again it changed hands several times before being bought by William Clare of Heytesbury in 1698. It stayed in the family until 1817 when it was sold to John Gale Everett of Heytesbury.
- 4.6 The name Corton Glebe Cottage suggests the land upon which the cottage was built might once have belonged to the nearby church at Corton.
- 4.7 The deeds for the cottage in 1898 document James Dyke as owner. The Dyke connection continues with the Kelly's Directory of 1911 recording Misses Jane and Ada Dyke, farmers living at nearby Fairholme (now South Farmhouse) as principal landowners of Upton Lovell (along with Charles Ellis Notley and TK Harding) and the deeds in 1945 showing Edward James Dyke as the owner of No.27. No.27 was sold to John Hopkins of 14 Welbeck Street in London in 1965.

Relevant Planning History

- 4.8 The row of three cottages was listed on 11 December 1987. In 1993, listed building consent was granted for a conservatory at No.27 under reference W93/01405/LBC.
- 4.9 An accessible WC was formed adjacent to the kitchen within the rear lean-to of No.27 in 2001 under references W01/00377/LBC and 00378/FUL.
- 4.10 Permission was granted in 2023 for the demolition of a single-storey flat-roofed extension at the rear of No.29 and its replacement with a two-storey gabled and hipped roof extension. The conservation officer was satisfied that the proposed extension, although large, would be located on the much-altered rear of the building and that minimal new openings would be formed (and the interesting lancet window retained as an internal feature).
- 4.11 No.28 The Olde Cheese House obtained listed building consent for replacement of single-glazed windows with double-glazed ones on appeal in December 2023 (application reference PL/2022/02376).

5.0 Assessment of Significance

Assessing Significance

- 5.1 Significance is defined within the Glossary to the NPPF as the value of a heritage asset to this and future generations because of its heritage interest, which it says may be archaeological, architectural, artistic or historic. The accompanying online Planning Practice Guidance (PPG)¹ provides the following interpretation of the categories of interest:

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 skill, 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.

Corton Glebe Cottage

- 5.2 Corton Glebe Cottage forms part of a Grade II listed building and therefore is a designated heritage asset of special interest and of national importance.
- 5.3 The significance of the cottages derives mainly from their historic value as a group of three well-preserved mid-19th century village mill worker's cottages. The front of the cottages is of particular importance in aiding their interpretation as multiple, modestly scaled vernacular cottages constructed in traditional local materials, with

¹ <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

typical architecture and detailing of the period. The cottages are of architectural value for their regularly placed openings, harmonious treatment and aesthetically pleasing appearance.

- 5.4 The front façade of the row has been altered with a front porch having been added to No.28 and some of the ground floor windows fitted into openings that once served as doorways, including within the northern and second-from-north windows in No.27.
- 5.5 The backs of the cottages have been significantly modified as a result of various additions, including the modern conservatory to No.27, and with the insertion of 20th century windows such that the rear is less coherent than the front and has limited architectural integrity.
- 5.6 Historic mapping suggests the lean-to on the rear of No.27 was probably added c.1900 and is therefore of some historic value and of interest to the building's evolution. The exposed stonework above the lean-to enables appreciation of the building's original form and wall materials. The modern conservatory is not of special interest.
- 5.7 The historic lancet window opening in No.27, as with the other cottages is of some value. The sash window at first floor appears to be a recent insertion and therefore not of particular interest.
- 5.8 The interior of No.27 has been substantially modified, with various walls having been removed and added following amalgamation of two previous cottages making the original plan form difficult to read. The c.1900 rear lean-to was reconfigured internally to accommodate a WC and the kitchen window replaced c.2000.
- 5.9 The partition between the bathroom and bedroom on the first floor of No.27 appears to consist of brick, stone and possibly flint masonry wall with laths and horsehair plaster. It might have been a structural wall except it does not line up with the king-post truss in the loft or the beam at ground floor ceiling level and is unlikely to have been in existence when the cottages were first built in the mid-19th century (as the bathroom space would have originally formed part of the neighbouring cottage). The wall construction is difficult to date but horsehair plaster was still in use up until the mid-20th century so the partition could date from between the mid-19th and mid-20th century and is thought could have been formed when the staircase was inserted. It is therefore of some albeit moderate historic value.

Contribution of Setting

- 5.10 The village location contributes to an appreciation of the cottages' historic functions and associations with the cloth industry. This aspect of setting therefore contributes to significance.
- 5.11 The cottages are most clearly seen from the road directly in front and from the southern approach due to the open aspect in that direction. The cottages are not as prominent from the northern approach due to their orientation and the screening provided by the trees and hedges on the boundary.
- 5.12 The double garage at No.27 is a modern, poor-quality structure that detracts from the setting of the listed building.

6.0 Proposals

6.1 The application proposals are described within the accompanying Design & Access Statement (Affinity Architects) and essentially comprise the demolition of the conservatory and its replacement with a single and two-storey rear extension to provide a third bedroom and second bathroom and an enlarged kitchen/dining room, and the replacement of the garage with one large enough to accommodate today's cars.

6.2 The proposals for the cottage are numbered on the proposed drawings Nos.1-12 and are itemised below:

1. New lightweight partition wall

Proposed insertion of a partition within the Dining Room (northern ground floor room) roughly dividing the room into one-third and two-thirds to create a Study (front) and Pantry/Store (rear)

2. Reopen original doorway

Removal of existing composite sliding sash window at the northern end of the front elevation and restoration of the former door opening

3. Demolition of conservatory and northern part of lean-to and replacement extension

Replacement extension of contemporary design to comprise a rear two-storey projection and a single-storey element with an angled frontage. The two-storey element would have a shallow pitched roof covered in standing seam dark brown zinc sheeting abutting the lower part of the main roof, with vertical timber cladding to the walls and powder-coated aluminium-framed windows. The single-storey element would have vertical timber cladding to the walls and a grey, single-ply or EDPM rubber membrane flat roof set behind a parapet

4. Overhanging first floor to the two-storey extension

The two-storey extension would have a partly overhanging first floor to provide shelter to the new rear door

5. Existing lean-to

Partial demolition (as above), internal reconfiguration and reduction in the size of the rear window

6. External stone wall of house

The stonework of the rear ground floor wall would remain exposed internally

7. Extension at first floor

As above. The extension would be configured to provide a bedroom, bathroom and dressing area

8. Single opening through rear wall of house for access to the first floor of the extension

Removal of a section of external wall at first floor level to form an opening from the landing into the extension

9. Small arched headed window retained

The arched window would be retained but internalised within the bathroom

10. Velux window in lean-to roof

Proposed insertion of a Velux window to provide natural light to the rear ground floor passage

11. Alteration to lightweight partition at first floor

Existing bathroom door removed and blocked up, and a new door opening formed to the north for access to Bedroom 1

12. Remove partition wall at first floor

Removal of the non-original brick/stone/flint masonry wall on the north side of the bathroom to create an enlarged bedroom (Bedroom 1).

- 6.3 In addition to the works to the house, the existing freestanding garage is to be demolished and replaced with a 1½ storey garage with a gabled roof (ridge set parallel with the cottage). The replacement garage would be set further south but in the same plane as the existing garage. It would be constructed with horizontal timber cladding and with the roof covered in plain clay tiles. A single, wide door opening would be placed in the west gable for easy access from the lane. There would be a gabled dormer on the south roof slope (to light the workshop area) with plain tiled roof and timber cladding to the cheeks and apex.

7.0 Policy Context

Primary Legislation

- 7.1 Statutory duties exist under sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') for the local planning authority in considering whether to grant listed building consent or planning permission for development that affects a listed building or its setting 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.
- 7.2 Section 72(1) of the Act requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

National Planning Policy

- 7.3 National planning policy relating to the historic environment is provided within section 16 of the NPPF (revised December 2024). It advises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance.
- 7.4 Paragraph 212 of the NPPF advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Any harm or loss to a heritage asset's significance should require clear and convincing justification and needs to be weighed against identifiable public benefits. Substantial harm or loss of a Grade II listed building should be exceptional.
- 7.5 Paragraph 214 of the NPPF advises where proposals would lead to substantial harm to the significance of a designated heritage asset, the proposals should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of four listed criteria therein apply.
- 7.6 Paragraph 215 advises that where proposals would lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed

against the public benefits of the proposals, including, where appropriate, securing its optimum viable use.

- 7.7 Paragraph 219 of the NPPF advises that local planning authorities should look for opportunities for new development within conservation areas or the setting of heritage assets to enhance or better reveal their significance.

Development Plan Policy

- 7.8 The statutory duties are reflected in the *Wiltshire Core Strategy* (WCS), which was adopted by Wiltshire Council on 20 January 2015. Core Policy 58 of the WCS seeks to promote the conservation and, where possible, enhancement of the county's historic environment.

Best Practice Guidance

- 7.9 It is advisable that proposals for repair, restoration and alteration of heritage assets follow the guidance within the *Historic England Advice Note 2: Making Changes to Heritage Assets* (HEAN2, February 2016). The document acknowledges (paragraph 3) that the best way to conserve a building is to keep it in use, and that a '*reasonable and proportionate approach to owners' needs is therefore essential*'.
- 7.10 As a general principle for adaptation, HEAN2 advises as much of the historic fabric and plan form that contributes to the significance of a heritage asset should be retained as possible, with new work ideally being reversible. Harm to significance may be justified on grounds of overriding public benefit that may accrue including maintaining the building in its optimum viable use.
- 7.11 HEAN2 also advises that some of the issues to consider in respect of new additions are proportion, height, massing, bulk, materials and setting, and that new work should not dominate the existing in terms of scale, material or siting. The guidance advises that an assessment of the asset's significance will usually suggest an appropriate form of any extension.
- 7.12 HEAN2 provides guidance on restoration of lost or damaged features. It advises that restoration is likely to be acceptable if *inter alia* the significance of the elements that would be restored 'decisively outweighs' the significance of those that would be lost, and the work proposed is justified by 'compelling evidence' of the evolution of the heritage asset and is '*executed in accordance with that evidence*'.

8.0 Heritage Impact Assessment

8.1 The impacts of the works to the cottage are identified for each item of work below.

1. New lightweight partition wall

Impact: Given the much-altered interior, lack of architectural detail and low value of the plan form, there would be limited impact from the proposed partition. The light-weight nature of the stud partition would mean it could be easily removed and the room restored in future.



Fig.16 Dining Room looking to the front

2. Reopen original doorway

Impact: The non-original composite sash window and infill stonework below would be removed and the former door opening restored (see marked-up photograph below). The proposed door would have the appearance of French doors with multi-pane glazing in the upper half and two panels in the lower half, in keeping with the design and proportions of the openings in the front of the terrace but would have a 'stable door' type of opening given that the room would not have any windows. The proposal to reinstate a door is justified by 'compelling evidence' and the design and detail would be sympathetic to the heritage asset in accordance with the guidance contained within HEAN2.



Fig.17 Northern end of the cottage – former door opening highlighted

3. Demolition of conservatory and northern part of lean-to and replacement extension

Impact: The proposal would provide the cottage with an enlarged kitchen and a third bedroom, more suitable for modern family living and would see the removal of the unsympathetic conservatory. There would be low/negligible harm from the partial loss of the altered and substandard lean-to addition. The principle of extension would be comparable to that for No.29 (where approval was obtained in 2023 for an extension of similar scale and massing, located on the rear of the building and involving minimal new openings). The proposed extension for No.27 would not project any further than the extension to No.29. It would be of contemporary design, providing a contrast with the historic building while at the same time being of complementary materials. The rear wall of the house would remain exposed within the Kitchen/Dining Room. The two-storey element of the extension would be set lower than the main ridge, appearing as a subservient addition. No new openings would be formed at ground floor level and there would be minimal impact for the creation of a doorway at first floor level (see below). The two-storey element would be barely visible from the road being located at the rear and set back from the north end of the cottage. As such the extension would have limited impact on the glimpsed view of the hills to the south and there would be limited impact on the landscape setting of the group of cottages.



Fig.18 View from within the side garden of the cottage

4. Overhanging first floor to the two-storey extension
Impact: The overhang would create an interesting design feature in keeping with the contemporary design of the extension.
5. Existing lean-to
Impact: There would be low/negligible harm to significance from the proposals for the lean-to.
6. External stone wall of house
Impact: The stonework of the rear ground floor wall would remain unaltered and exposed internally enabling the original rear wall of the cottage to still be legible.
7. Extension at first floor
Impact: As above. The extension would provide the cottage with a third bedroom and a second bathroom thereby greatly improving the level of accommodation.
8. Single opening through rear wall of house for access to the first floor of the extension
Impact: The proposal would entail the loss of a section of stonework of the original rear wall to enable access at first-floor level but given that only a single doorway opening would be created there would be minimal impact on historic fabric and significance. It is worth noting that at No.29 a new doorway was approved in 2023 for accessing the first floor of the extension; the external wall

has also been breached in No.28 to connect into the first floor of the lean-to extension.



Fig.19 Eaves above the conservatory

9. Small arched headed window retained

Impact: The new opening at first floor would avoid impact on the arched opening, which would be retained and internalised by the extension (as per the situation for the recently approved extension at No.29) causing a change to the external appearance but no loss of historic fabric and therefore minimal impact (note, the window frame itself is modern).



Fig.20 Lancet windows – the one on the right belongs to Corton Glebe Cottage

10. Velux window in lean-to roof

Impact: The rooflight would be in a position of low prominence on the much-altered rear of the building. There would be minimal impact on the fabric of the lean-to roof. The rooflight would provide natural light to the rear ground floor passage, reducing the need for artificial light/energy consumption.

11. Alteration to lightweight partition at first floor

Impact: The door would effectively be relocated from one end of the wall to the other resulting in a minor impact on historic fabric but would facilitate a better layout for the room.



Fig.21 Door to the bedroom

12. Remove partition wall at first floor

Impact: The proposal would result in the removal of the brick/stone/flint masonry wall on the north side of the bathroom, believed to be a later insertion. Given the moderate value of the wall, the impact from removal would be low, and the proposed reconfiguration would provide the property with a more usable bedroom. The plank door would be salvaged and reused within the house.

- 8.2 The proposal for the garage would see the removal of the existing unsympathetic structure and its replacement with one of more appropriate design and materials. The garage would be of similar scale, design and massing to the neighbouring garage,

and would be subservient to the cottage in its scale and appearance. The frontage of the replacement garage would be in the same plane as the existing structure, not impacting on the views of the cottage from the lane or the wider landscape setting (see photomontages in the Design & Access Statement).

9.0 Conclusion

- 9.1 Corton Glebe Cottage is one of three mid-19th century workers' cottages listed collectively at Grade II.
- 9.2 Permission is sought for an extension at the rear of the cottage to provide an enlarged kitchen and a third bedroom.
- 9.3 The proposals would follow best practice for making changes to heritage assets as set out within the Historic England guidance note HEAN2.
- 9.4 The Conservation Officer was supportive of the principle of the proposals at the pre-application stage.
- 9.5 There would be a low level of impact on the significance of the listed building resulting from the loss of historic wall fabric to create internal access to the extension and for internal reorganisation equating to 'less than substantial harm' under the terms of the NPPF, at the low end of the scale.
- 9.6 There would be public benefits from the removal of the unsympathetic conservatory and garage and improved habitability of the cottage for modern family living, which would maintain the building in its optimum viable use and in turn help secure its long-term conservation.
- 9.7 The public benefits deriving from the proposals would outweigh the low level of harm to the significance of the heritage asset in accordance with paragraph 215 of the NPPF.

Sources Used in the Report

Publications

Conservation Principles, Policies and Guidance, English Heritage (now Historic England), April 2008.

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Websites

Wiltshire Community History: Upton Lovell

<https://apps.wiltshire.gov.uk/communityhistory/Community/Index/230>

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Historic Mapping

Wylde tithe map of 1838.

Ordnance Survey maps: 1887, 1901.