

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09214
APPLICATION TYPE:	Listed Building Consent (Alt/Ext)
SITE ADDRESS:	Manor House, Barford St Martin SP3 4AH
DESCRIPTION OF WORKS:	Repairs and rebuilding of eastern boundary wall
RECOMMENDATION:	Approve subject to conditions

SITE DESCRIPTION/CONTEXT

Manor House, historically Manor Farm, lies in the centre of the small village with its extensive range of farm buildings surviving to the northwest. The house is grade II listed and within the Barford St Martin Conservation Area, located facing the village cross (a scheduled monument) and the church (grade I). The site spans from the main road to the south to Mount Lane to the rear; the southern part of the site is bounded to the east by mid-C20 housing, while the northern part bounds the pub car park. The south roadside boundary comprises a tall brick wall on a stone plinth – the brickwork is C20 stretcher bond and an early C20 postcard shows a lower stone wall with the same driveway alignment. The glasshouse and door canopy of the postcard do not survive.



Officer's photo, 2009, for current more restricted view, [1 West St - Google Maps](#); Jukes postcard

The eastern boundary of the site appears to have started out as a cob wall, but the southern portion adjoining The Haven has been replaced with a closeboarded fence. Of the length to the north, the northernmost section of the site's wall is formed as a brick pier, followed by a section (apparently part of 5 Mount Lane) that has been replaced with concrete blockwork. All of the cob and blockwork were heavily overgrown. Six courses of brickwork have been added to the cob wall, most probably in the C20 when the front wall was raised, and areas of lost cob have also been filled with brick. Most of the wall has lost its slate capping, especially on the eastern side, leaving it especially vulnerable to water damage.

The application has been submitted following the collapse of a section of wall in 2024 and informal discussion with the case officer regarding the approach to repair.

The list entry, for means of identification purposes only, provides the following description:

Detached house. Early C19. Yellow Flemish bond brick, hipped Welsh slate roof, gable end brick stacks. Parallel range plan. Two-storey, 3-window. Central 6-panelled door with arched fanlight in pilastered surround, 16-pane sash either side. First floor has three 16-pane sashes, projecting brick quoins, moulded wooden eaves cornice. Right and left returns have 2-light casements and sashes. Rear service wing has 2-light casements, dressed limestone, rear of main range has segmental-headed casements and sash. Interior not accessible at time of survey (February 1986).

The application relates to a boundary wall, which although not expressly listed, falls within the curtilage of the listed building and meets the relevant tests to be treated as part of the listed building. The wall also forms the western boundary of the grade II listed Bell Inn, and is visible from Mount Lane across its car park.

RELEVANT PLANNING HISTORY

None found at all, only works to trees.

PROPOSAL

Further to the collapse of a significant section of the cob wall along the NE boundary, a structural engineer has reviewed the condition of the remaining fabric and made recommendations. A large tree growing close to the wall on its eastern side has been cut down and all of the vegetation from the boundary has been stripped. The cob wall is now in two parts either side of the collapse - the proposal is to take down the northern part and rebuild in the same manner as the collapsed section, and to repair the southern cob section. Photographs in the Engineer's report show this at a distance.



Left: officer's photo of the northern section to be demolished, March 2024, showing much loose material and nearly all slates and the timber ridge missing, the brick repairs failing and large cracks in the cob. Small patches of render survive at the top that indicate an earlier finish, although it is unknown if this was the original finish.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Legislation

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 16 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.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

National Policy and Guidance

The National Planning Policy Framework (NPPF) sets out government policy, including in respect of the historic environment.

Section 16 of the NPPF ('Conserving and enhancing the historic environment') sets out the Government's high-level policies concerning heritage and sustainable development.

Paragraphs 213-215 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 210 requires local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

Historic England Advice Note 2: Making changes to Heritage Assets, illustrates the application of policies set out in the NPPF in determining applications for LBC (and planning permission).

Wiltshire Core Strategy:

Whilst not directly relevant to listed building consent applications, the below policies give an indication of the Council's approach to development affecting heritage assets:

- 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.
- Core Policy 58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance."

ISSUES

Impact upon the preservation of the listed building or its setting or any features of special architectural and/or historic interest. Impact on the character and appearance of the conservation area.

CONSULTATION RESPONSES

Barford St Martin Parish Council – no response received

REPRESENTATIONS

In accordance with the requirements of Section 5(1) of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended) the application for listed building consent was publicised by way of:

- A site notice displayed near the site;
- An advertisement placed in the local press.

These methods were used to inform interested parties and to allow a statutory consultation period of **21 days** for representations to be submitted.

Below is a summary of the representations received during the consultation period. In accordance with the provisions of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, only matters relevant to the consideration of the building's special architectural or historic interest have been taken into account in the assessment of this Listed Building Consent application.

None received

ASSESSMENT

In accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard has been given to the significance of the listed building, including its architectural and historic interest, and the desirability of preserving both the building and its setting. Relevant policies within the National Planning Policy Framework (NPPF), particularly Section 16: Conserving and Enhancing the Historic Environment, have also been taken into account. These policies require that any harm to the significance of a designated heritage asset must be clearly justified and weighed against the public benefits of the proposal.

Impact of proposals on the significance and setting of the building/structure:

Understanding the impact of proposed works on a listed building requires a careful and proportionate assessment of how those changes affect the asset's heritage significance and its setting. This includes both the physical alterations to the building itself and any changes to its spatial or visual relationship with surrounding structures or spaces.

The significance of a heritage asset is not static; it is shaped by its architectural, historic, and communal values, and by how these are experienced in context. Therefore, any intervention must be considered in light of the asset's identified significance, with attention given to both potential harm and benefits. Benefits may include repairs that support the long-term conservation of the building, improved energy performance, or enhanced public access and understanding.

This assessment is grounded in the statutory duty under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special regard to be given to the desirability of preserving the building and its features of special interest. It is also informed by national policy, particularly paragraphs 199–208 of the National Planning Policy Framework (NPPF), and relevant local heritage policies and guidance.

The collapse was clearly due to an extensive period of neglect, with the tile capping having been lost and vegetation damage, both from overgrown trees and ivy. The section to the south of the

collapse is in a poor condition but is considered adequately sound for repair by the structural engineer. The section to the north is in a parlous state and its rebuilding is considered to be justified. Demolition of the section of historic wall is an unfortunate loss to the listed building but there is no realistic long-term repair option.

The proposal is to rebuild 19m of wall using rendered concrete blocks under a new slate ridge, on a brick plinth and with four courses of bricks exposed at the top. The render will be applied in a manner that should minimise the visibility of the blockwork joints. The agent has confirmed that the use of fibreglass mesh for render backing will be limited to the concrete block section.

This solution does not entirely replicate the materials of the original, however the appearance will be very similar. The wall is faced by a number of windows of the C19 rear wings of the listed building, but has more the character of an agricultural boundary than one associated with the architectural style of the dwelling, a relatively formal Regency villa. The contribution of its materials to the significance of the listed building is considered more related to its local rural tradition and the evolution of the site than the special characteristics of the listed building itself. With regard to the pub, it's at the far end of the large pub car park, thereby having little direct relationship with the listed building itself. The overall nature and appearance of the historic enclosure would therefore be preserved, and given its condition for the last few decades, would be enhanced. The east side of the wall is also visible from Mount Lane across the pub car park, and its restoration will enhance the character of the CA.

Impact on Ecology

While Sections 16 and 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990 do not explicitly reference protected species, Local Planning Authorities have a statutory duty to consider potential impacts on protected species when determining applications. This responsibility arises from broader environmental legislation and national planning policy, and must be taken into account where relevant.

		Y / N / NA
(a)	Does the site or proposed development possess/impact on any of the features where protected species are likely to be present (assessed against Natural England's standing advice) and where species are likely to be found?	NA
(b)	If yes, has a protected species survey been submitted?	
(c)	If yes, does the survey show a detailed consideration of ecological impacts, wildlife mitigation and the creation, restoration and enhancement of wildlife corridors to preserve and enhance biodiversity in accordance with the standing advice?	

Comments (if any):

CONCLUSION

The works are considered to be welcome, clearly justified and satisfactorily specified. The very slight harm to the character and significance of the listed building by the use of concrete block

instead of traditional mass cob is considered to be outweighed by the enhancements of the whole scheme of repair to the setting of the listed building and the character of the conservation area.

RECOMMENDATION:

That Listed Building Consent be GRANTED, subject to the following conditions:

LB 3yrs

Plans list