

Wiltshire Council Planning Consultation Response

4 February 2026

Fiona Webb
Senior Conservation Officer (Consultant)
Wiltshire Council Conservation (Central)

Officer's Name: Angela Ellis
Officer's Title: Planning Officer

Application No: PL/2026/00716 and PL/2026/00571
Single storey side extension and internal alterations
Maplecroft Farmhouse, Leigh Road, West, Bradford On Avon, BA15 2RB

Please find following comments in respect of the above application(s).

Recommendations:

☒	Comment
☐	Support in principle subject to amendments to the scheme (as set out below)
☐	Support subject to conditions (as set out below)
☐	Object (for reasons set out below)
☐	No objections

Scope of comments: the following comments relate to the built historic environment.

Policy: 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 or enhancing listed buildings, their settings or any features of special architectural or historic interest which they possess.

The NPPF outlines government policy, including its policy 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 214-216 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 should 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.

The Council's Core Strategy Policy CP58 '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."

Wiltshire Council's Core Strategy Policy CP57 '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.

Historic England Advice Note 2 – Making changes to Heritage Assets illustrates the application of policies set out in the NPPF in determining applications for PP and LBC.

Site and assets considered: The property is a Grade II listed building. The property also affects the setting of numerous other listed buildings in the locality.

Proposal: The proposal seeks to erect a single storey side extension and make internal alterations.

Relevant planning history: W/87/01862/FUL - Renovations and alterations to farmhouse (approved); W/95/00335/LBC - Restoration of farmhouse, change of use of farm buildings to residential, construction of garages, restore dovecot (approved); W/97/00645/LBC - Rebuild farmhouse - retaining remains of former building (approved); W/95/00334/FUL - Restoration of farmhouse to dwelling conversion and extension of west byre and dairy to dwelling conversion of old stables to dwelling conversion of great barn to granny annexe (approved); W/93/01087/FUL - Reconstruction of farmhouse to original detail (refused); W/88/00031/LBC - Renovation of farmhouse, removal of redundant chimney stack and left front elevation, rebuild to match existing (approved); W/97/00643/FUL - Rebuilding of former farmhouse provision of garage (approved); W/96/00907/LBC - Demolition of former farmhouse and rebuild on a new site 8 metres forward (refused); W/96/00906/FUL – Rebuild former farmhouse (refused); W/90/01598/LBC - Reconstruction of farmhouse to original detail (approved).

Issues: impact on the listed building, impact on the setting of neighbouring listed buildings.

Information considered/provided: Paragraph 207 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance. In this case, the applications are accompanied by a "Heritage Statement" which provides sufficient information to understand the impact of the proposals and is proportionate to their scope. The requirements of the NPPF are therefore met in this respect.

However, paragraph 208 also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

Significance of assets and contribution of setting: The NPPF defines significance as the "value of a heritage asset to this and future generations because of its heritage interest. The interest may be **archaeological**, **architectural**, **artistic** or **historic**. Significance derives not only from a heritage asset's physical presence, but also from its setting." Historic England assesses significance in a similar manner, referring to evidential, historic, aesthetic and communal values of a place.

In this case, when Maplecroft Farmhouse was added to the List of Buildings of Special Architectural or Historic Interest in 1974, it was a standing building which was roofed and possibly occupied. By c.1975 it is evident that the building had collapsed and was in ruins with little more than the masonry of the ground floor of the front wall and part of the stack at ground floor level evident. In 1998 this former front elevation was partly rebuilt and consolidated and subsequently became part of the rear wall of a new house built to the east of the former farmhouse.

Assessment: The property is a Grade II listed building although much of the structure has been substantially rebuilt in the last twenty-five years.

The proposal is to remove the majority of the north wall of the modern house and to construct a narrow single-storey lean-to addition within the gap between Maplecroft Farmhouse and Stable House to the north.

The masonry to be removed for the proposed extension is modern, constructed in 1998, and has no heritage significance. There would be no loss or impact on historic fabric.

The small extension would be largely concealed from view and be of a traditional design and construction.

However, I have concerns regarding the installation of 5 rooflights on the small mono-pitched roof slope which would give a visually cluttered appearance and would impinge on the character of this listed building and the setting of the neighbouring listed building which are in close proximity to each other.

Summary & conclusion: The NPPF confirms 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 (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

As such it is requested that the number of roof lights on the monopitched roof be reduced in number.