

Our Ref: ST/250127/P3

5 February 2026

Development Services Central Area
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN



BY PLANNING PORTAL

Dear Sirs,

Town & Country Planning Act 1990

Listed Buildings and Conservation Areas Act 1990

Proposal: Repair of existing cupola.

At: Rainscombe House, Rainscombe Park, Oare, Wiltshire SN8 4HZ

PP-14663632

Fowler Architecture & Planning Ltd have been instructed by Mr & Mrs M Hiscox to submit a Listed Building Consent application to Wiltshire Council for the above development at Rainscombe House, Oare.

This application has been submitted via the planning portal and comprises:

- Completed application form and certificates;
- Drawing No. 250127-01: Location Plan;
- Drawing No. 250127-02: Site Plan;
- Drawing No. 250127-04: Existing Elevations;
- Drawing No. 250127-20: Cupola Section AA;
- Drawing No. 250127-21: Cupola Section BB;
- Drawing No. 250127-22: Cupola Elevations;
- Covering Letter by Fowlers (below);
- Bat survey Report by Daniel Ahern Ecology;
- Heritage Statement by Forum Heritage Services;
- Cupola photographs; and
- Cupola Schedule of Repairs by Acorn Builders Pewsey;

1. Site and surroundings

Rainscombe House is located to the north of the village of Oare, Wiltshire. The application site comprises the existing dwelling of Rainscombe House, associated outbuildings and established residential curtilage. The site is part of the wider Rainscombe Park Estate.

The application site is located approximately 2.2 miles north of Pewsey and 3.8 miles south-west of Marlborough.

Rainscombe Farm is located to the south-west of the site. The site is otherwise surrounded by the Rainscombe Park Estate.

Rainscombe House is Grade II listed, designated on the 4 June 1952. The Historic England list entry is as follows:

House. c1810, by T. Baldwin of Bath. Roman cement on brick, with slate roof. Two storeys, attic and cellars, 5 x 3 bays. Garden front has portico with paired Ionic columns and wide glazed entrance. Central bay has flanking niches and is raised with a cornice. Facade also has slightly raised ends also with niches. Basement rusticated below ground floor windows. Twelve-paned sashes, but 8-paned to centre of first floor which has fascia and cornice. Moulded eaves and double hipped roofs with flat roofed dormers. Side elevation has central entrance with flanking pilasters from C20 portico; now removed. Interior has large hall leading to stair at rear, and flanking reception rooms.

Rainscombe House is accessed by a private access drive, directly off Oare Hill – to the west of the site.

The site is located within the North Wessex Downs National Landscape and Fluvial Flood zone 1 - with low chance of flooding. The site is otherwise unconstrained and unaffected by any other designation.

2. Planning History

K/77/0751 - Conversion of stable wing into living accommodation. Approved 07.02.1979.

PL/2025/06956 - Repair and replacement of existing windows. Replacement cupola. Withdrawn 14.10.2025.

The above pre-application enquiry was withdrawn due to heritage concerns regarding the replacement cupola and further information required regarding the windows. The officer drew attention to a 2019 pre-application which explored the opportunities to replace the cupola – and requested further information and justification.

The application was subsequently withdrawn, split into two separate elements (windows and cupola replacement) and now resubmitted.

19/05769/PREAPP - Installation of replacement cupola on roof and rebuilding of roof valley falls and introduction of second drain outlet. Response received 23.08.2019.

A summary of the advice is as follows:

- *The existing structure has been well cared for considering its position on the roof, which is a credit to its current owners.*

- *I appreciate that it does present some issues with condensation and concerns over future maintenance have manifested to a point that one now seeks to address.*
- *I would expect, despite previous repairs, the lantern to be a contemporary feature with the staircase below, so a Georgian feature in keeping with the c.1810 remodelling and redesign of the original farmhouse that existed on this site.*
- *Although I appreciate that there is a desire to replace and re-orientate the lantern, there does not appear to be sufficient justification (as required by NPPF 194) for the loss of the existing structure and its replacement with a metal framed version of similar appearance.*

These comments have been taken into account and are addressed within the accompanying schedule of repairs and heritage statement. Following receipt of the 2019 pre-application enquiry, the applicants son is the new occupier of the dwellinghouse – and seeks to sensitively repair and enhance the building.

3. Proposed Development

This planning application seeks permission for the ‘*Repair of existing cupola*’ at Rainscombe House.

It is proposed to repair and refurbish the existing cupola. The cupola is in a deteriorating condition and its sensitive repair is required. The proposed works will be a like-for-like painted timber design. The internal glazed rosette will be retained, along with the external lead final.

Specific details relating to the works can be found within the accompanying schedule.

4. Planning Policy

Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application; and local finance considerations, as far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regards is to be had to the development plan for the purpose 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.

For the purpose of this application, the development plan includes the **Wiltshire Core Strategy (CS)** adopted January 2015 covering the period 2006 to 2026, and retained saved policies (not deleted by the adoption of the CS) of the **Kenet District Local Plan 2011 (LP)** adopted in 2004.

The Government’s policies are within the **National Planning Policy Framework** (the Framework) published December 2024 that describes how the planning system should achieve sustainable development and when the presumption in favour of sustainable development is engaged. The **Planning Practice Guidance (PPG)** provides further interpretation of the policies of the Framework.

5. Planning Analysis

Policy CP57 ensures high quality design and place shaping, stating *‘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’*.

Policy CP58 ensures the conservation of the historic environment, stating: *‘development should protect, conserve and where possible enhance the historic environment’*.

The proposed refurbishment and repair of the existing cupola is considered to be sensitive in nature, and respects the historic fabric of the Grade II listed dwelling.

It is considered that the principle of development is acceptable, provided it accords with the other plan policies. The previous application requested further information regarding the specifics of the works, along with further heritage justification to assess the impact on the significance of the Grade II listed dwelling.

The proposed works take note of Historic England Guidance, ensuring the development is consistent with the existing dwelling and the significance of the listed building.

The proposed alterations are small scale and will not alter the character of the dwelling, nor will the proposal result in a significant loss of historic fabric. A Heritage Statement has been undertaken by Forum Heritage Services in support of this application. The report confirms the following:

- *Rainscombe House is a fine early 19th century country house which retains some good interiors.*
- *The lantern (cupola) over the principal staircase, is a probably mid-20th century structure that has little value in its fabric.*
- *Its awkward relationship to the two sections of roof over the rear part of the house, and the design of the glazing to the base of the lantern (cupola) seen from within the staircase raises the question as to whether it is an original feature and whether it reflects the design of the lantern (cupola) it replaced. It is a feature that is of limited heritage significance.*
- *It is considered that the proposed approach to repairing the lantern (cupola) will not result in harm to the listed building.*

Based on the above, this application proposal is considered to comply with the specific requirements and criteria set out under Policy CP58, and does not cause any harm to the designated heritage asset. As such accords with both the Framework and the relevant development plan policy.

6. Conclusion

The application site is large enough to comfortably accommodate the refurbishment of the cupola, allowing continued use of the existing private amenity space whilst having no adverse impacts on character, appearance and setting of the listed building. There are no immediate neighbours that could be affected by the development through overlooking, loss of privacy or overbearing nature.

The scheme therefore accords with Policies CP57 and CP58.

I trust that the enclosed information is sufficient for planning application to be registered at the earliest opportunity. Please do not hesitate to contact me should you require any additional information.

Yours faithfully,

Stella Turner MSc MRTPI

Associate

FOWLER ARCHITECTURE AND PLANNING

Encs

cc: Clients