

Wiltshire Council Planning Consultation Response

9 February 2026

Jocelyn Sage
Senior Conservation Officer
Wiltshire Council Conservation
(South/West)

Officer's Name: Mary Rose Scott
Officer's Title: Senior Planning Officer

Application No: **PL/2026/00117 and PL/2026/00275**
The Granary, Manor Farm, Bishopstone, Salisbury, SP5 4AS
Retrospective Planning for Installation of External Oil Boiler

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

Recommendations:

☐	No 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. Sections 16 (LBC) and 66 (PP) require 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 214-16 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."

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.

The following points are taken from the Historic England document “The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3” (HE GPA3) that are considered to be particularly relevant:

HE GPA3 Part 1:

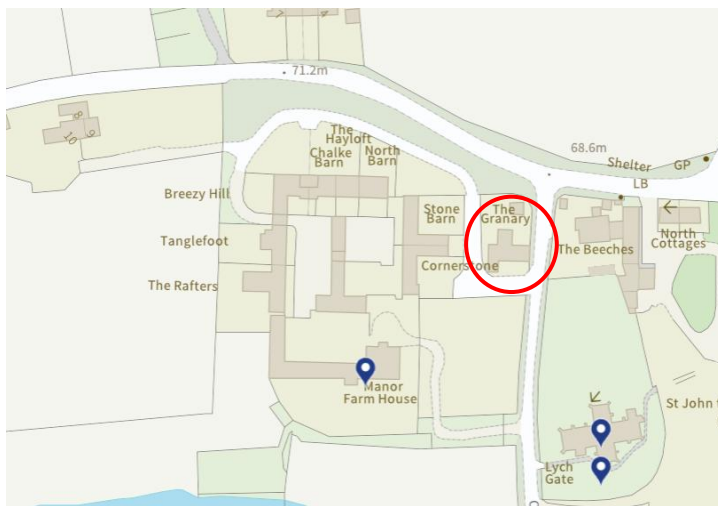
“The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset.”

“The extent and importance of setting is often expressed by reference to visual considerations. ...views of or from an asset will play an important part...”

“While setting can be mapped in the context of an individual application or proposal, it cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset. This is because the surroundings of a heritage asset will change over time.”

“The importance lies in what the setting contributes to the significance of the heritage asset or to the ability to appreciate that significance.”

Site and assets considered:



The granary is a converted former farm building that was part of the complex known as Manor Farm. Manor Farm is a grade II listed building, listed in December 1986. The entry (for identification purposes only) reads as follows:

‘Farmhouse and outbuildings. Early C19 for Wilton Estate. English bond brick, hipped tiled roof with brick stacks, Welsh slate roof to attached stables and dovecote. L-plan group. Two-storey, 3- window north front of house. Central brick porch with moulded stone cornice and corner pilasters, double doors with vertical panels, fixed windows to sides of porch, either side is 12-pane sash with wedge lintel. First floor has three 9-pane sashes with wedge lintels. Moulded wooden eaves cornice. Left return has 12- pane sash to ground floor. Rear has segmental-headed sashes and tripartite sash to ground floor, casements and small sashes to first floor. Two-storey range attached to right return in flint and brick bands has slate verandah

on wooden posts, planked doors and 2-light casements, right part is former stables with shuttered windows and planked doors, gabled loft door. Square 2-storey dovecote attached to west end of range has small windows and planked door, 4-brick plat band to first floor and stepped brick eaves courses to low-pitched pyramidal roof with square pyramidal louvre to apex. Typical example of a Wilton Estate farm group in this valley.'

The former farm buildings which are situated to the north of the farmhouse are considered to be within its curtilage and as such, 'curtilage listed' ie listed building consent is required for works of alteration.

It is not in a conservation area.

Proposal:

The application is retrospective and for the installation of an external oil boiler together with proposed screening works.

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 "Design, Access and 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 the significance of the building lies largely with

Its historic fabric – in particular the brick and flint banding;

Its form;

Its location;

Its relationship to a group of former farm buildings and associated walls;

Its former relationship to the main farmhouse.

In addition, it occupies a reasonably visually prominent location at the entrance to the site.

Assessment:

In view of the fact that the former farm buildings have been converted to residential (new uses for functionally redundant buildings) there will inevitably be requirements for 'domestic' features.

It is regrettable that the oil tank could not be concealed at the rear so not visible in the public domain but its location is presumably dictated by the location of the boiler internally.

I consider that the proposal causes some slight harm to the setting of the granary, however, that harm could be mitigated by clever planting or screening. I imagine that the pipework is minimal (not articulated in the application) and as such conclude that this has caused 'no harm' to the special interest of the building.

The proposed drawings reveal that the proposal includes a new dwarf wall of flint and brick and a woven willow screen.

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.

The impact of the proposals on heritage assets will be neutral. On this basis no specific justification is required however it is considered the works will assist in securing the future use of a heritage asset in support of its long-term conservation. The requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the application.

If you are minded to approve the applications, I recommend that a condition is attached to require the bricks and flint (proposed for the new dwarf wall) to match the existing (as used on the granary).