

Wiltshire Council Planning Consultation Response

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Application No: PL/2026/00351 and PL/2026/00479
Change of use from agricultural to a 1 No. holiday-let unit with associated works
Manor Farm, Lower Road, Erlestoke, Devizes, SN10 5UE

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 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 214-216 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 main farmhouse is a Grade II listed building; the historic farmstead outbuildings and barns are curtilage listed.

Proposal: The proposal seeks change of use from agricultural to a 1 No. holiday-let unit with associated works.

Relevant planning history:

16/11793/FUL - Repair of curtilage listed cart shed and its conversion from agriculture to office; closing of existing access and provision of a new drive and access; parking provision for proposed office use. (Approved)

16/12210/LBC - Repair of curtilage listed cart shed. (Approved)

21/00305/FUL - To install 1no. double door & 2no. Dorma windows & 1no. Velux window. (Refused)

21/01200/LBC - To install 1no. double door & 2no. Dorma windows & 1no. Velux window. (Refused)

21/01737/LBC - Demolish existing building and rebuild to use as a dwelling. (Refused)

21/01067/FUL - Demolish existing building and rebuild to use as a dwelling. (Refused)

PL/2022/01545 - LBC Conversion of former Grain store to C3 short term holiday let. (Approved)

PL/2022/01247 - FUL Conversion of former Grain store to C3 short term holiday let. (Approved)

PL/2022/06461 - LBC - Retrospective permission for change of use for previous agricultural barns to B1 Offices use. (Approved)

PL/2022/06126 - FUL - Retrospective permission for change of use for previous agricultural barns to B1 Offices use. (Approved)

PL/2022/07528 - HH Planning -Alterations to fenestrations, new dormer windows, addition of a new driveway and retrospective consent for works to the Farmhouse and Outbuildings. (Refused)

PL/2022/07797 - LBC -Alterations to fenestrations, new dormer windows, addition of a new driveway and retrospective consent for works to the Farmhouse and Outbuildings. (Refused)

PL/2023/04280- LBC - Alterations to fenestrations to Listed Farmhouse. (Refused)

PL/2023/04347 - HH Planning - Alterations to fenestrations, the addition of a new driveway & for retrospective consent for works to the farmhouse & outbuilding. (Approved)

PL/2023/04757 LBC - Alterations to fenestrations, the addition of a new driveway & for retrospective consent for works to the farmhouse & outbuilding. (Approved)

PL/2023/07289 - LBC windows - Alterations to fenestrations to Farmhouse. (Approved)

PL/2024/04328 - LBC - Increase width of terrace doors, additional internal door, insulate section of suspected timber floor, panelling. (Approved)

Issues: impact on the curtilage 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 and architecture - its form, layout and architectural expression/detailing and use of vernacular materials which have significant aesthetic and architectural interest.

Assessment: This is my second consultation response and follows on from amended drawings being submitted.

Manor Farm, Lower Road, Erlestoke is a Grade II listed farmhouse which lies to the north of Erlestoke. The farmhouse is situated to the north west of a series of former agricultural buildings laid out in courtyard formations. This application relates to buildings 2 and 3, the Tractor Shed and Stable 1. These buildings form part of the curtilage listing of the Farmhouse.

Both of the agricultural buildings are in poor condition and are considered at risk of collapse. Several emergency repairs have been carried out over the last few years by the current owners.

Following the submission of amended drawing I confirm that the proposed scheme is considered acceptable in conservation terms, subject to conditions:

- WL6 EXTERNAL JOINERY DETAILS
- WB15 DETAILS OF FINISH TO EXTERNAL TIMBER
- WL2 REPOINTING
- WL5 DETAILS OF RAINWATER GOODS
- WB6 BRICKWORK TO MATCH EXISTING
- a full schedule of internal finishes to walls, ceilings and floors
- details of corrugated metal sheet cladding to roof
- details of ‘Smart glass’ set to automatically obscure during the hours of darkness
- details of extractors, flues and vents

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.

In this case the proposals will also result in considerable heritage benefits by virtue of the proposed investment in repair and upgrading/structural repair which will help to secure the future/stability of the building /via facilitating the optimum viable use.