

Wiltshire Council Planning Consultation Response

16 February 2026

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

Officer's Name: Joe Leesam
Officer's Title: Planning Officer

Application No: PL/2026/00853
Demolition of existing sheds and replacement with a single storey outbuilding to provide a home office and studio space
60 The Green, Poulshot, Devizes, SN10 1RT

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 66 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.

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.

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 located in Poulshot Conservation Area.

Proposal: the proposal seeks permission for the demolition of existing sheds and replacement with a single storey outbuilding to provide a home office and studio space.

Relevant planning history: K/83/0065 - Two storey extension. Approved 6th April 1983; K/10964 - Garage. Approved 24th September 1987; K/10974/L - Demolition of existing garage. Approved 24th September 1987; K/55587/F & K/55586/LBC - Two storey extension. Refused 16th January 2007; K/56977/F & K/56969/LBC - Two storey side extension and alterations to existing building. Approved 15th August 2007; K/59649/F & K/59650/LBC - New wing and associated works (amendment to K/56977/F). Approved 12th December 2008; PL/2026/00322 - Retrospective application for replacement of fence (to be determined).

Issues: impact on the setting of a listed building, impact on the conservation area.

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 application is accompanied by a "Design, Planning and Heritage Statement", the document 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 high-quality design materials which have significant aesthetic and architectural interest and which contribute to the character of the conservation area.

Assessment: This proposal affects the setting of a Grade II listed building located in Poulshot Conservation Area.

This application seeks permission for the demolition of existing sheds and replacement with a single storey outbuilding to provide a home office and studio space.

The very location of this attractive cottage within the Conservation Area makes any development here extremely limited. The Green lies to the southeast. The south gable end is particularly prominent being on a corner and facing the junction where Drewitts Lane meets The Street. The site is extremely visible from the west, southwest, south and southeast – a number of listed and significant unlisted buildings also look upon it.

The two existing sheds were erected over 20 years' ago and are now in a poor condition. The proposed outbuilding includes a home office and studio space together with a toilet. The building would provide additional residential space ancillary to the main cottage.

Whilst the Statement mentions that there has been some form of building in this location on the plot since the early 20th century, this would not have been a permanently constructed building and would have been an outbuilding (shed) associated with the dwelling house. There is a significant difference in impact between a shed structure which naturally blends into a garden setting than that of permanent habitable accommodation.

The proposal is considered far too large in footprint than that of the two sheds combined and the size, bulk and permanent nature is considered tantamount to a studio flat in the garden.

This would not be subservient in size to the existing cottage and would be detrimental to the garden setting of the listed building.

Whilst there is no objection to a small home office in the rear garden to replace the two existing sheds, in order for this to be acceptable it would need to be significantly smaller and more subservient.

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 amendments are requested.