

HERITAGE IMPACT ASSESSMENT

In respect of:

ERECTION OF GARAGE

At:

COLLEGE FARM HOUSE, PEWSEY ROAD, UPAVON, SN9 6DT

On behalf of:

Ms Scruby & Mr Hollinghurst

August 2025



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HERITAGE & PLANNING LIMITED

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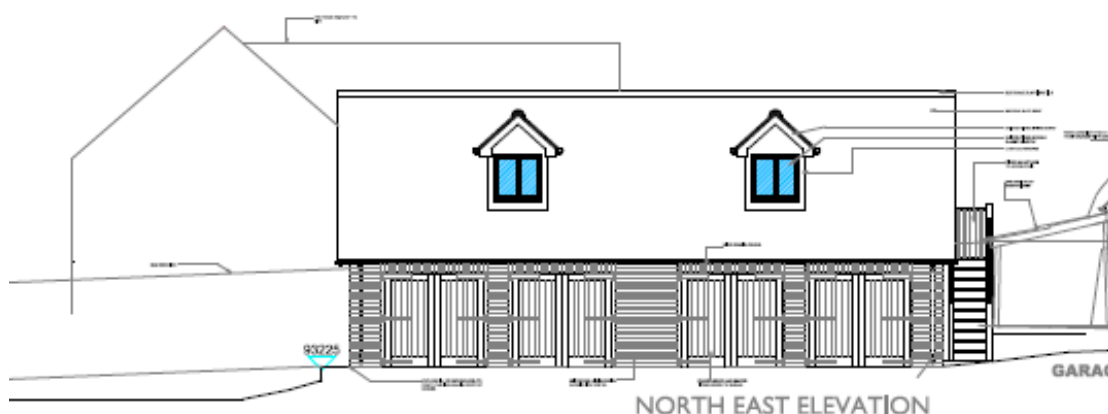
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1.0 Introduction

- 1.1 College Farm House is a Grade II listed 17th century farmhouse with 18th and 19th century additions set within the Upavon Conservation Area.
- 1.2 This report accompanies an application for planning permission for the erection of a garage. It describes the impact of the proposals on the heritage asset and setting to fulfil the requirements of the National Planning Policy Framework (NPPF, revised December 2024), and to meet the council's local validation checklist for applications affecting heritage assets.
- 1.3 A Heritage Assessment (Statement of Significance report) was produced for the house and grounds (Elaine Milton Heritage & Planning, April 2022), and this was used to inform the application proposals. That document should be read in conjunction with the current report.
- 1.4 The Assessment concludes that College Farm House is an important historic house occupying a key position within the village and whose significance primarily derives from its age, materials, plan form and evolution. Historically there were two parallel rows of farm buildings running at right angles to the south of the farmhouse. The buildings have gone between the Ordnance Survey maps of 1924 and 1939 and the space is shown undeveloped on a historic photograph on the Upavon Parish Council website when it became part of the domestic garden¹.
- 1.5 Permission for a new garage within the south-western part of the garden was originally sought as part of a planning application that included the extension and alteration to the house in 2022 (reference PL/2022/06844). The garage was to be positioned adjacent to the western boundary and end-on to Jarvis Street. The proposed 4-bay garage featured four sets of double doors, a gabled roof and two gabled dormers. Walls were to be brick with cedar cladding in the apex of the gables.

¹ <https://upavonpc.co.uk/upavon-photos/old-upavon>



Proposed 4-bay garage in the 2022 application

- 1.6 Although the garage element of the application was withdrawn from the application following letters of representation from neighbours on the impact on amenity, the conservation officer provided the following comments on the heritage impact:

'This is a sizable addition to the setting of the front of the property, however it's probably set far enough away and with the neighbouring houses thereby blocked from view, is considered acceptable. The design of the dormers seems overly domestic, particularly with the boxed eaves and thick cheeks. It would be far preferable if these could be reduced in size, and rainwater goods omitted.'

- 1.7 A revised scheme was submitted under a pre-application enquiry in 2024 (reference ENQ/2024/00369). The proposed garage was reorientated through 90 degrees to lessen its impact on the neighbouring property, and the building was made smaller by its reduction to a 3-bay garage and the introduction of a half-hipped roof. Three dormers were proposed within the northern roof slope, these having been made smaller and slimmed down from the original scheme. The walls were proposed to be clad in horizontal waney-edged timber boarding.



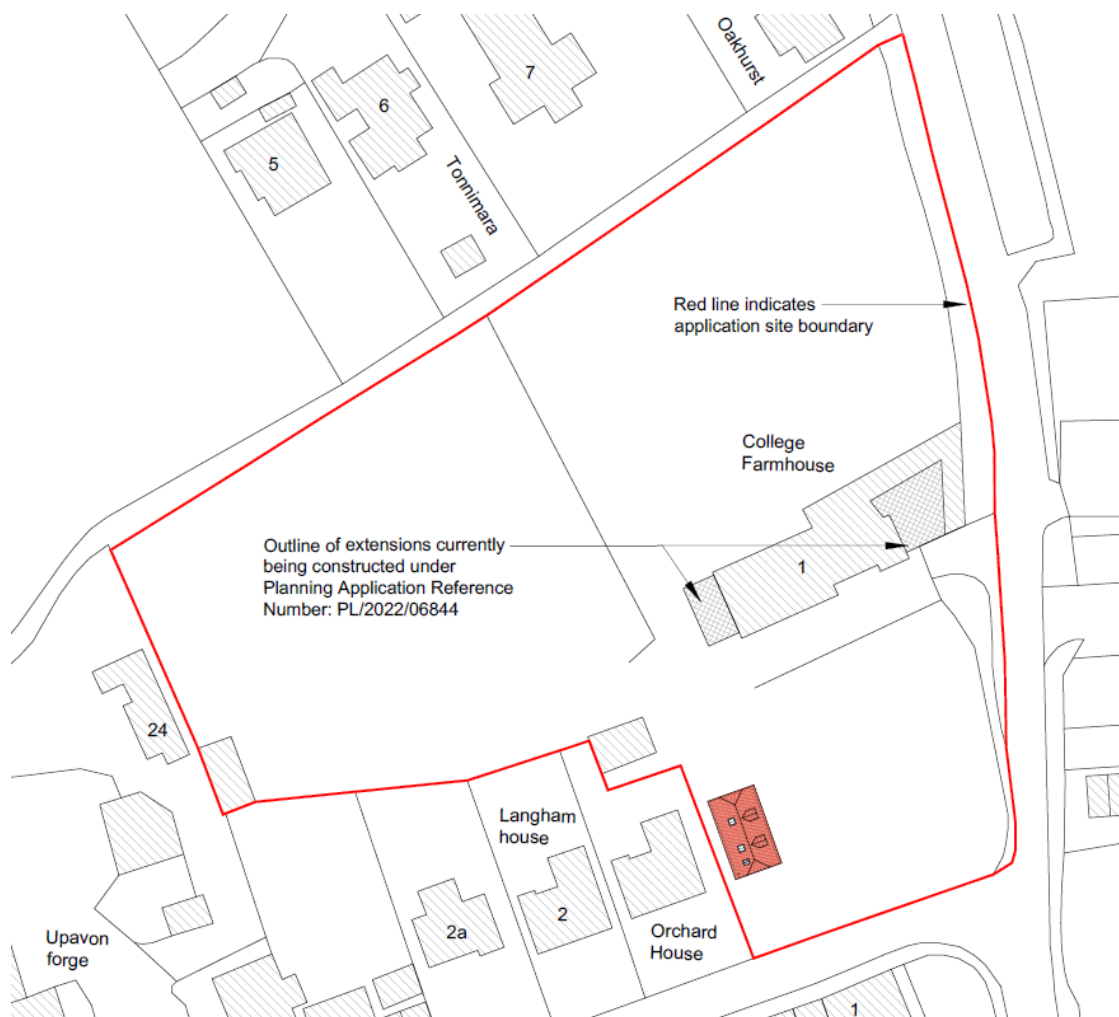
North front of proposed 3-bay garage from the 2024 pre-application

1.8 The conservation officer's comments on the 2024 pre-application were:

'The revised design turns the building through 90 degrees, so that it no longer offers any screening of the modern neighbour and creates a large dead space at the SW of the garden, having a far greater impact on the setting of the front of the house, turning it into more of a parking courtyard. This southern garden was a yard in the C19 with buildings tight to its boundaries on three sides but appears to have been cleared and changed to garden in the early C20, initially incorporating land to the west that was then separated and developed for housing. It would be preferable to have no new buildings in this front space, but the previously proposed orientation is considered far less intrusive into what is now a relatively gentrified space (no doubt the intention when the farm buildings were cleared). The dormers are similarly large and domestic in this version and could be reduced in size and number.'

2.0 Proposals

- 2.1 The application proposes a new garage block adjacent to the western boundary of the front garden, with its ridge set parallel to Jarvis Street. The garage would be single storey plus loft, for a home office. The roof would be half-hipped and covered in natural slate. The exterior walls would be waney-edged timber cladding.
- 2.2 The scheme has been revised in several respects since the 2024 pre-application submission to seek to address the comments made by the conservation officer. Most significantly, the garage has been reorientated though 90 degrees with the gable end-on to Jarvis Street.



Proposed site plan

- 2.3 In addition, the height and consequently the scale of the building have been reduced, and the two dormers have been made smaller and reduced from three to two. The two sets of garage doors have been omitted in favour of two open carports. The three rooflights on the rear roof slope are now spaced irregularly and the size of one of the rooflights has been reduced.

- 2.4 The architect has provided comparison drawings of the pre-application submission and the current 'reduced and amended' scheme, an extract of which is shown below.

REDUCED AND AMENDED SCHEME



PROPOSED FRONT ELEVATION (north)

Scale 1:100

ORIGINAL SCHEME FOR PRE-APP



PROPOSED FRONT ELEVATION (north)

3.0 Policy

Primary Legislation

- 3.1 A statutory duty exists under section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') for the local planning authority in considering whether to grant planning permission for development that affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 3.2 Section 72(1) of the Act requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

National Planning Policy

- 3.3 National planning policy relating to the historic environment is provided within section 16 of the NPPF (revised December 2024). It advises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance.
- 3.4 Paragraph 212 of the NPPF advises 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Any harm or loss to a heritage asset's significance should require clear and convincing justification and needs to be weighed against identifiable public benefits. Substantial harm or loss of a Grade II listed building should be exceptional.
- 3.5 Paragraph 214 of the NPPF advises where proposals would lead to substantial harm to the significance of a designated heritage asset, the proposals should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of four listed criteria therein apply.
- 3.6 Paragraph 215 advises that where proposals would lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed

against the public benefits of the proposals, including, where appropriate, securing its optimum viable use.

- 3.7 Paragraph 219 of the NPPF advises that local planning authorities should look for opportunities for new development within conservation areas or the setting of heritage assets to enhance or better reveal their significance.

Development Plan Policy

- 3.8 The statutory duties are reflected in the *Wiltshire Core Strategy* (WCS), which was adopted by Wiltshire Council on 20 January 2015. Core Policy 58 of the WCS seeks to promote the conservation and, where possible, enhancement of the county's historic environment.

National Guidance

- 3.9 It is advisable that proposals for repair, restoration and alteration of heritage assets follow the guidance within the *Historic England Advice Note 2: Making Changes to Heritage Assets* (HEAN2, February 2016). The document acknowledges (paragraph 3) that the best way to conserve a building is to keep it in use, and that a '*reasonable and proportionate approach to owners' needs is therefore essential*'.
- 3.10 As a general principle for adaptation, HEAN2 advises as much of the historic fabric and plan form that contributes to the significance of a heritage asset should be retained as possible, with new work ideally being reversible. Harm to significance may be justified on grounds of overriding public benefit that may accrue including maintaining the building in its optimum viable use.
- 3.11 HEAN2 also advises that some of the issues to consider in respect of new additions are proportion, height, massing, bulk, materials and setting, and that new work should not dominate the existing in terms of scale, material or siting. The guidance advises that an assessment of the asset's significance will usually suggest an appropriate form of any extension.

Local Guidance

- 3.12 The Upavon Conservation Area Statement was adopted by Kennet District Council (now part of Wiltshire Council) in November 2003. The statement highlights the

importance of new development within the conservation area preserving the distinctive shape and layout of the village.

4.0 Heritage Impact Assessment

- 4.1 The proposed garage would be located on the site of a working farmyard that existed in the 19th century, but which became domestic garden in the early-mid 20th century and therefore the character of which has not always been domestic garden.
- 4.2 The design of the building would be simple and traditional, having a half-hipped roof, pitched roof dormers and side-hung garage doors. The material palette would also be traditional and of high-quality, with waney-edged timber cladding in cedar or larch for the walls, natural slate for the roof, painted timber fascias and soffits, and painted timber windows and doors.
- 4.3 The design and materials would give the garage a traditional outbuilding appearance reflecting the historic nature of this part of the site and the vernacular of the area. The timber cladding and slate roof would echo the lower status of the farm buildings that previously existed.
- 4.4 The revised proposal for a 3-bay instead of a 4-bay garage with a lower ridge height from the previous scheme and having two, smaller dormers has responded to the comments made by the conservation officer following the recent pre-application enquiry.
- 4.5 Most significantly, the garage has been reorientated through 90 degrees so that it is end-on to Jarvis Street thereby providing a good degree of separation from the listed building and offering screening for the neighbouring modern houses to the west.
- 4.6 The orientation would align with the established building line of houses in Jarvis Street and would respect the pattern of development locally.
- 4.7 The degree of setback from the village street and the fact the garage would be end-on would prevent the building appearing unduly dominant within Jarvis Street.
- 4.8 The dormer windows would be of traditional design and materials, and modest in scale.
- 4.9 The 3 conservation style rooflights proposed on the rear roof slope would have a traditional appearance in keeping with the building and would harmonise with the slate roof.

5.0 Conclusion

- 5.1 College Farm House is a Grade II listed building within the Upavon Conservation Area. It is an important historic former farmhouse occupying a key position within the village and is primarily of significance for its age, materials, plan form and evolution.
- 5.2 The current application proposals have been informed by an assessment of heritage significance and the feedback received from a recent pre-application enquiry to the local planning authority.
- 5.3 The proposals have been amended to address the comments made by the Conservation Officer in terms of the building's orientation, scale and design.
- 5.4 The proposed development as presented would be of traditional design and materials and would be located within the southern part of the plot, adjacent to Jarvis Street, where there were historically ancillary buildings.
- 5.5 Given its appearance, the degree of separation from the house and the building's modest scale, the garage would appear subservient to the main house and the listed building's substantial garden setting would be preserved.
- 5.6 The development would have a limited impact on the conservation area amounting to less than substantial harm at the low end of the scale.
- 5.7 The garage would remove the unsympathetic car parking next to the house to the benefit of its setting. This would weigh against the low level of harm to heritage significance.