

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION AND LISTED BUILDING CONSENT DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09526 & PL/2025/09715
APPLICATION TYPE:	Householder Planning Permission and Listed Building Consent
SITE ADDRESS:	7, Reybridge, Lacock, Chippenham, SN15 2PB
DEVELOPMENT DESCRIPTION:	Extension and alterations of a listed building, including timber outbuilding, groundworks to stabilise the driveway and provision of an air source heat pump
RECOMMENDATION:	That Planning Permission and Listed Building Consent be GRANTED

PROPOSAL

The proposal seeks Planning Permission and Listed Building Consent for a ground floor rear extension together with internal alterations to the main dwelling, a proposed timber outbuilding, groundworks to stabilise the driveway serving the property and the provision of an air source heat pump. The application is submitted on a dual Householder and Listed Building Consent application form and was subject to pre-application advice under ENQ/2025/01015.

During the life of the application, additional information was requested from Wiltshire Council Highways Officers relating to the structural calculations associated with the stabilisation works to the driveway and to illustrate the garden wall adjacent the driveway. Wiltshire Council Ecologists requested the addition of pre-commencement conditions to be incorporated which included the requirement of a Construction Method Statement to include all precautionary measures to be implemented during the construction period, for the protection of sensitive habitats and species known to be present within or adjacent to the site, with particular reference to the River Avon, nesting birds and bats, as well as details of the number, design and locations of ecological enhancements – such as bat roosts and nesting opportunities for birds. Due to the works being time critical, the applicant provided the requested information during the application to address the pre-commencement conditions, upon which Ecology were reconsulted and the details were deemed acceptable and are therefore not required to be included within the Householder planning decision. Lastly, amended plans were received to confirm the first floor arrangement with regards to the proposed first floor bathroom, with confirmation that the previously proposed external works are now not subject to this application.

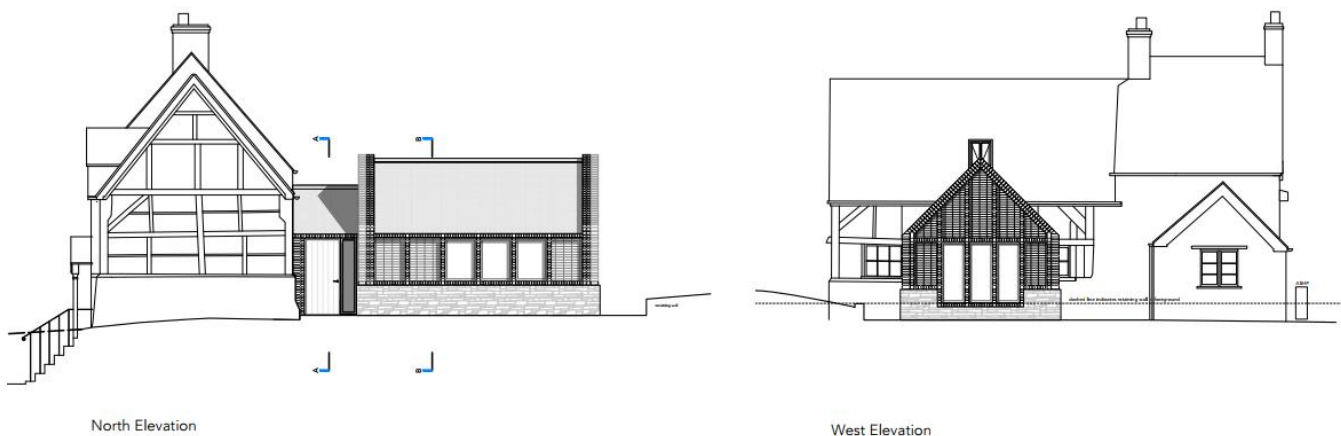
Given the various elements of the applications, each will be discussed in the sub sections below.

Ground floor extension

It is proposed to extend the ground floor of the rear of the property to provide a kitchen and dining area. The property already features a rear single storey pitched roof extension to the lefthand side of the rear façade which houses the current kitchen, however the proposed extension is proposed on the same footprint but will be a separate structure to the main dwelling connected via a smaller link building which also enables external access to the rear of the building with entrance doors on both sides of the link. The positioning of the extension away from the rear façade enables further exposure of the historic fabric of the rear elevation. The proposed built form is a pitched roof building with ornate brick articulation atop lower stonework with regular narrow piers that reflect the appearance of the timber framing on the main cottage, with reclaimed clay plain tiles to the roof and aluminium and timber composite windows and doors and black uPVC rainwater goods. The link building is also pitch roofed but at a lower height to that of the rear extension, constructed utilising the same brick and roof tiles as the extension. In terms of fenestration, the link building features a single full length sidelight adjacent to each entrance door, whilst the extension itself features 3 full length windows to the rear elevation, whilst the side (north) elevation includes 3 windows with the other side (south) elevation featuring a triple bi-fold door with 3 conservation rooflights positioned directly above.



Existing North and West Elevations



Proposed North and West Elevations

Internal alterations

The staircase to the property is located to the side of the main fireplace at the junction of 17th century and 18th century parts. This rises to the first floor of the property and creates a middle walk-through bedroom which includes a fireplace to the main stack which is partly obscured by a built-in cupboard. The middle 'walk through' bedroom is proposed to be converted into a first-floor bathroom with a small walk-through study room to the rear, lit by a new conservation rooflight. Additionally, the built in cupboard will be removed to reinstate the fireplace to this room.

Timber Outbuilding and restoration works

There is a small brick privy building centrally located in the rear garden area in an elevated position accessed via steps in the rear courtyard. The building is of brick construction with a slate roof and is proposed to be repaired and retained. This building is considered a curtilage listed structure and is evident in 1880 OS mapping. Also within the garden area are other garden buildings which are modern timber framed structures which are proposed to be removed. The proposed garden outbuilding would be situated at the far end of the rear garden and would provide a home office with integrated WC. The proposed built form is a single storey, pitched roof building to be timber-clad in larch with a modern, contemporary appearance owing to the exposed timber stud framing (similar to the brick work on the new extension) and horizontal timber cladding between the studs and a pitch roof. In terms of fenestration, the outbuilding features full height glazed doors to the front with 3 conservation rooflights above and 3 windows to the side (north) elevation.



Proposed Outbuilding East and North Elevations

Air Source Heat Pump (ASHP)

It is proposed to install an air source heat pump adjacent to the south elevation end wall of the main dwelling, but set back from the road and fully contained within the residential curtilage.

Driveway stabilisation and associated works

The site is accessed via a steep private driveway to the front of the property under the applicants ownership which is suffering from subsidence and is placing the building at significant risk, whilst the property benefits from off-street parking for 4 vehicles. The cottage has had the ground level lowered to expose the footings of the wall to the gable end and the front stone plinth walls are about 2m high and supported by two buttressing piers to the timber frame section. To address the current subsidence and steep gradient of the existing driveway, a Structural Engineer has advised for new retaining structures to be installed whilst retaining the existing raised bank adjacent to the driveway, which includes a rubble stone faced retaining wall approx. 1.6m in front of the front elevation and for it to be installed 'hit and miss' to minimise undermining the main building during construction. The proposal retains the existing buttresses piers to the front of the building in rubble stone with other landscape works proposed to support the driveway along the front boundary whilst retaining the bank above the lane and retaining the ground in front of the cottage and to overall reduce the steepness of the driveway. The works will also enable a reformed parking area at the north end of the cottage.



Proposed Driveway Plan – to show position of retaining wall, driveway and existing bank

Additional works

Lastly, other proposed works include the insertion of a first floor rooflight on the western rear roofslope, with insulation proposed above the ceiling level to the existing roofspace.

SITE DESCRIPTION/CONTEXT

The site known as 7 Reybridge is a two storey detached dwellinghouse, set in an elevated position above the main road overlooking the River Avon. Reybridge is considered a Hamlet which is situated in close proximity to the village of Lacock. The property is a 17th Century grade II listed building which has been altered and adapted over time to include a variety of extensions to the rear and side of the building. The property has a steep incline driveway in front of the building adjacent to an existing built-up bank fronting the road with off-road parking for a number of vehicles. The property is constructed from brick and stonework with natural timber incorporated, with a clay and stone tiling to the roof and timber windows and doors. The site is also situated within the Lacock Conservation Area.



Existing Front and Rear Site Photographs

The Historic England listing entry for the property is as follows:

LACOCK REYBRIDGE ST 96 NW 3/148 No 7 (Hill Cottage) GV II House, C17 and C18, a C17 timber-frame and red brick range on rubble stone high base with Bridgwater tile roof and south end stack with C18 rubble stone south end addition with stone slate roof and south end stack. 1 1/2 and 2 storeys. Original range has square framing and angle bracing, 2-window range of triple casement windows, upper windows in gabled dormers. Two storey C18 range, one-room plan, has door in chamfered surround and 2-light cyma- moulded flush mullion window above. Two similar windows to south end wall. Interior: original range has oak plank door in south end wall and fireplace screened from door by C18 settle.

The application site is subject to the following planning policy constraints:

- Grade II Listed Building
- Lacock Conservation Area

- Countryside Character Areas – Avon Vales
- Historic Buildings Sites and Monument Areas – 7 Reybridge
- Bechstein 1.5km Core Bat Roost Buffer
- Negligible risk from groundwater flooding
- Archaeology Monuments Polygons – 7 Reybridge

PLANNING HISTORY

Proposal / Summary
N/97/02529/LBC - Listed building consent Decision - Unknown Date: 12/1/1998 – DEMOLITION OF EXISTING FLAT ROOFED KITCHEN & ERECTION OF NEW EXTENSION DEMOLITION/ERECT EXTENSION
14/07429/FUL - Full planning permission Decision - Refused Date: 25/9/2014 – Single Storey Side & Rear Extension
14/07437/LBC - Listed building consent Decision - Refused Date: 25/9/2014 – Single Storey Side & Rear Extension
15/06505/FUL - Full planning permission Decision - Refused Date: 27/8/2015 – Single Storey Side & Rear Extension (Resubmission of Refused Application 14/07437/LBC & 14/07429/FUL)
15/06903/LBC - Listed building consent Decision - Refused Date: 27/8/2015 – Single Storey Side & Rear Extension (Resubmission of Refused Application 14/07437/LBC & 14/07429/FUL)
ENQ/2025/01015 - Pre-Application enquiry Decision - Pre-App Response Date: 25/11/2025 – Demolition of Rear Kitchen Extension, Installation of Dormer Window and Single Storey Rear Extension. Reconfiguration of Driveway, Removal of Retaining Structures and 'Modern Clutter', Landscape Improvements, Insulation and Fabric Upgrades, Replacement o

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 41: Sustainable Construction and low carbon energy
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 61: Transport and New Development

Wiltshire Design Guide

- Appendix D – Design Guidance for Householder extensions

Wiltshire Local Transport Plan 2011-2026

- Car Parking Strategy

Bat Special Areas of Conservation (SAC) Planning Guidance for Wiltshire (September 2015)

The National Planning Policy Framework (NPPF)

- Section 12: Achieving well designed places
- Section 14: Meeting the challenge of climate change, flooding and coastal change
- Section 16: Conserving and Enhancing the Historic Environment
- Paragraph 167: Supporting energy efficiency and low carbon heating improvements to existing buildings
- Paragraph 168: Recognising that small-scale projects provide a valuable contribution to cutting greenhouse gas emissions
- Paragraph 215: Balancing of public benefit against harm to heritage

The Planning Practice Guidance

National Design Guide

ISSUES

- Design and Impact upon the character and context of the area
- Residential Amenity
- Parking and Access
- Heritage Impact
- Ecological Issues
- Addressing Climate Change

CONSULTATION RESPONSES

Lacock Parish Council: Support:

Lacock Parish Council supports this proposal on the grounds that the plans enable necessary works to preserve an important piece of heritage intrinsic to the character of the hamlet of Reybridge.

Council Public Protection team: No objection subject to condition:

Please see the following condition suggested for the proposed ASHP:

Prior to first use an assessment of the acoustic impact arising from the operation of the air source heat pump shall be undertaken in accordance with the methodology in Heat Pumps Professional Advice Note (CIEH and IOA, November 2022). The assessment shall be submitted to the Local Planning Authority together with a scheme of attenuation measures to demonstrate the sound rating level from the

ASHP does not exceed 35dB at any noise sensitive façade of neighbouring residential premises

The scheme shall be submitted to and approved in writing by the Local Planning Authority. The details as approved shall be implemented prior to use and thereafter be permanently retained.

Reason: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

Council Highway Engineer: No objection subject to condition.

In response to initial submission:

I refer to the above planning application for extension and alterations of a listed building, including timber outbuilding, groundworks to stabilise the driveway and provision of an air source heat pump. With regards to the stabilising of the driveway, please can the applicant provide the calculations to demonstrate the precast concrete panels inserted between steel posts are suitable to carry the anticipated loadings.

Upon the submission of the structural calculations, further comments were received as follows:

I can confirm that our Structures team are happy with the structural calculations provided. I therefore raise no highway objection to the proposal providing the following condition is imposed:

No part of the development shall be first brought into use, until the groundworks to stabilise the driveway have been completed in all respects in accordance with the approved calculations (1710GE, 7 Reybridge Structural Calculations, King Post Retaining Wall with Prestressed Concrete Panels, dated 26/1/26) and maintained as such thereafter.

REASON: In the interests of the safety of highway users.

Council Ecologist: No objection subject to conditions.

In response to the initial submission:

The building was assessed for signs of bats and bat roosting features. No suitable bat access points were observed, with much of the roof having been replaced and repaired in the past ten years. Overall, the building was concluded to be of negligible potential for roosting bats. Further, the outbuildings were also considered unsuitable, being open at the sides. Considering the habitats surrounding and records nearby (the nearest being a Brown Long-eared roost 150m northeast), the precautionary measures outlined in the report must be adhered to, and if a bat is found, all works must cease and an ecologist contacted.

In line with NPPF and with CP50, applications that do not fall into the category where Biodiversity Net Gain is required must still ensure that no net loss of functional habitat for the benefit of wildlife in the local area will occur as a result of the proposed development. In addition, gains for biodiversity, relevant to local habitats and wildlife populations, should form part of the proposed development. A plan showing the details and locations of biodiversity enhancements – such as bat and bird boxes – should be secured via a condition

The River Avon runs adjacent to the site, 10m to the east. This is a Priority Habitat and County Wildlife Site, and there are records of otter and beaver in the vicinity. Policy CP50 states that “Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable”.

As such, to ensure this habitat remains unaffected by construction works nearby, a Construction Method Statement (CMS) should be secured via a condition. The CMS must include measures to reduce the risk of pollution (e.g., noise, light, dust) on this sensitive habitat during construction. The CMS should also outline the necessary precautions for bats and nesting birds.

In response, the applicant sought to submit the requested information. Upon submission of a Construction Method Statement (CMS) and further plans to demonstrate the location of bat and bird boxes, the Council Ecologist was reconsulted and the following comments were provided:

A CMS detailing run-off control measures, as well as noise, dust and vibration control, has been submitted. This should be adhered to throughout the construction phase, and secured via a condition.

A plan showing the location and specifications of a bird (1SP Schwegler sparrow terrace) and bat (Schwegler 1FF flat) box has been submitted. As such, the above matter has been addressed, and the enhancements should be secured via a compliance condition (i.e., compliance with submitted plans, including ecology plan).

Condition - Compliance with submitted documents

The development will be carried out in strict accordance with the following documents:

- PR S-E elevations, Artel31, Rev C, November 2025*
- PR N-W elevations, Artel31, Rev B, November 2025*
- PR street elevation, Artel31, Rev A, November 2025*
- PR Ecology plan, Artel31, November 2025*
- Construction Method Statement, Artel31, Rev A, February 2026*

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity

Council Conservation Officer: No objection subject to conditions:

Summary of response to initial submission:

- The design process is understanding of the principle of extending a modest vernacular cottage so that an appropriate subservient addition has been developed. A materials condition should be attached
- The internal alterations to the first floor are well considered, however we require a revised first-floor plan to show the bathroom with a door and how the new partition and stair banisters are integrated in a section /detail drawing.
- There is a justification for remodelling the access driveway including retaining it on the subsiding bank above the lane and retaining the ground in front of the cottage. The proposal has been carefully considered where it relates to the setting of the cottage and will assist in preservation of the listed building in the long term
- In respect to existing fabric walling – there was evidence of a need for repointing stone /brick work. This must be done in lime mortar with details provided by condition with a sample panel of the stone work to be viewed on site and agreed in writing prior to works
- It is considered that the outbuilding is of an appropriate scale and proportion assisted by its siting at the far end of the long rear garden to have minimal or neutral impact on the setting of the listed building. It is further supported by the removal of the ad hoc existing garden structures.

Upon the submission of a revised first floor plan clarifying the internal arrangement for the first floor bathroom, further comments were received:

The revised first floor plan picks up my queries as the previous plan had no door to the bathroom and was not clear as to how the new partition attached to existing stairwell. They have responded to my concerns at pre app with the design changes - I met them on site and we discussed sketch scheme ideas of the amended scheme as now submitted so they have covered all my in principle concerns - its just a couple of conditions I have requested on materials etc now required.

REPRESENTATIONS

The application was publicised by direct neighbour letter, however no representations have been made.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes 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."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design and Impact upon the character and context of the area

Policy 41 of the WCS states that retrofitting measures to improve the energy performance of existing buildings will be encouraged.

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design and materials, with particular regard required for the compatibility of the design with the host dwelling and its surroundings, together with the relationship to adjoining buildings and spaces.

The Wiltshire Design Guide elaborates on WCS Core Policy 57 and requires consideration that should be given to the external appearance, design and materials used for development, whilst Section 12 of the NPPF expects a good standard of design. Paragraph 167 of the NPPF supports energy efficiency and low carbon heating improvements to existing buildings, whilst Paragraph 168 recognises that small-scale projects provide a valuable contribution to cutting greenhouse gas emissions.

Overall, it is concluded that the external proposals are acceptable. The removal of the existing ground floor extension and erection of the replacement extension with associated link is considered a sympathetic and subservient addition to the property, whilst the use of matching materials and details help to integrate with, as well as preserve and enhance, the existing character and appearance of the property. The proposed extension, together with the first floor roof light, are positioned to the rear of the property, thereby not impacting or affecting the principal elevation within its prominent position adjacent to the road and overlooking the River Avon. The proposed built form of the extension and link is not considered to overly dominant or crowd the rear elevation and responds positively to the existing arrangement and aesthetic of the rear façade. The removal of the existing modern structures within the rear garden will reduce visual clutter, while the proposed garden outbuilding is considered to be a sympathetic addition when considering its design and proposed materials.

Therefore, the proposals are considered to comply with Core Policies 41 and 57 of the Wiltshire Core Strategy, the Wiltshire Design Guide and sections 12 of the NPPF.

Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties. The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The property is in proximity to 6 and 8 Reybridge, located to the south and north of the site respectively. No.6 benefits from an extensive north-facing garden to the side of their property

which affords a considerable separation distance to the application site. The proposed rear extension is located on the opposite side of the main building, thereby not encroaching upon the shared boundary with No.6. Whilst additional fenestration is associated with the extension, this is concentrated at ground floor levels with the insertion of rooflights above, with the sole additional first floor rooflight overlooking the application site as opposed to directly across to the shared boundary. The application site has a substantial rear garden and given the current arrangements, the proposed garden room will be located some distance from the rear boundary of No.6.

No.8 is positioned in a similar arrangement whereby the property benefits from a substantial south-facing garden, resulting in a sizeable separation distance with the application site. The proposed built form will see an overall increased ground floor extension in comparison to the existing arrangement and will introduce an increase in fenestration owing to the ground floor windows to the side (north) elevation. Additionally, the revised parking area is to be located in proximity to the shared boundary to the north.

Whilst vantage points are possible to all aspects of the external works, it is considered that the existing separation distances between both properties and the application site remain as per the existing arrangement and, together with the existing boundary treatments and vegetation, help to mitigate against any unacceptable overlooking, overbearing effects of loss of privacy resulting from the development. The proposed extension and garden outbuilding remain ground floor structures, thereby limiting their overall height which is not considered to result in loss of light or overshadowing.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Highways and parking

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The proposal overall will not see any increase in the number of bedrooms to the property, which already benefits from off-road parking for 4 vehicles. The main parking area for vehicles is located at the top of the steep driveway, enabling sufficient parking and turning space for vehicular movements. However given the proposed subsidence issues and works required to stabilise the driveway and surrounding area, Wiltshire Council Highways requested further information relating to the structural calculations to demonstrate the precast concrete panels inserted between steel posts are suitable to carry the anticipated loadings. Upon submission of the required calculations, Highways Officers raised no objection to the proposed works subject to a condition imposed to state that no part of the development shall be first brought into use, until the groundworks to stabilise the driveway have been completed in all respects in accordance with the approved calculations.

Therefore, it is considered that the proposed driveway and stabilisation works would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable and remain as per the existing arrangement.

The proposal is therefore considered to comply with Core Policies 57 (xiv) and CP61 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

Heritage

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 listed buildings, their settings or any features of special architectural or historic interest which they possess. Section 72 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of that area.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The NPPF outlines government policy for planning and is a material planning consideration. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 213 -15 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 202 stated: 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, where appropriate, securing its optimal viable use', whilst 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

The property is a grade II listed building and lies within the Chippenham Conservation Area, therefore consideration is required to the impacts upon the significance of these heritage assets.

Listed building

In relation to the removal of the ground floor rear extension and its proposed replacement, the Conservation Officer commented during the course of the pre-application advice that ...*"while a reasonable addition, it is not of significance and its demolition is not objectionable subject to making good and the suitability of any replacement proposed"*. Whilst it is acknowledged that a degree of harm to the historic fabric may incur as a result of the existing extensions removal, the connection between the proposed extension and the existing timber frame cottage has been well considered and includes sections to show how the new extension will minimize impact on and preserve the visibility of the historic timber framing.

Similarly, the proposed internal works are considered to be well conceived, enabling better utilisation of the internal floorspace and providing a sympathetic addition in the form of the first-floor bathroom. The associated works, including the removal of the built-in cupboard to reinstate the original fireplace, are regarded as carefully thought through. Although some internal reconfiguration is proposed, this is considered to result in minimal impact to the heritage asset of the listed building. Instead, the changes reflect a modest adaptation to support modern living, while the reinstatement of the fireplace is viewed as a particularly positive enhancement to the space.

The additional external works – the garden building and re-stabilisation of the driveway - are not directly touching the main heritage asset, although will be viewed within the context of its setting. The driveway works look to reduce the steepness of the driveway and has been carefully considered where it relates to the setting of the cottage and will assist in the long term preservation of the listed building. It is considered that the outbuilding is of an appropriate scale and proportion assisted by its siting at the far end of the long rear garden, to have minimal or neutral impact on the setting of the listed building. It is further supported by the removal of the *ad hoc* existing garden structures.

Overall, the proposed works are considered to result in a minimal to neutral impact on the heritage asset and its setting, with the rear extension clearly changing the historic core of the building with a modern intervention. However, the extension is reasonably sympathetic and subservient, which harmonises with the current character and appearance of the building.

When assessed, the overall identified harm is considered to be minimal to neutral and sits at the lower end of that spectrum. In accordance with national heritage policy, this limited level of harm is outweighed by the clear public benefits of the proposal by allowing the building to meet modern day living standards and enabling the long-term conservation of the building. The proposed works, in particular to the stabilisation of the driveway, helps secure its viable long-term use and structural integrity, which is itself a recognised heritage benefit.

Conservation Area

The property is situated within the Lacock Conservation Area and occupies a prominent, elevated roadside position opposite the River Avon. Whilst the principal elevation is clearly visible from the public realm, the proposed works to the rear and sides of the dwelling would be largely screened due to the building's raised siting. Collectively, the proposals are considered to integrate harmoniously with the existing character and appearance of the

property. Moreover, the proposed works would not appear incongruous within the context of the site and are regarded as sympathetic to the broader character and identity of the Conservation Area. Consequently, the proposed development is not considered to result in any impact or harm to the character or appearance of the Conservation Area as a heritage asset.

Conclusion on heritage harm and public benefit

By reason of its scale, design and use of materials, is considered to preserve the character and appearance of the Conservation Area, with no harm caused to it as a heritage asset.

In respect of the listed building, whilst there is concluded to be some less than substantial harm, it sits at the lower end of the spectrum. In this case, however, there are considered to be clear public benefits of the proposal by allowing the building to meet modern day living standards and enabling the long-term conservation of the building. The proposed works, in particular to the stabilisation of the driveway, helps secure its viable long term use and structural integrity, which is itself a recognised heritage benefit.

The Conservation Officer has not objected to the proposal and has requested for additional information regarding the external materials and repointing to be secured via condition. Subject to those conditions, it is concluded that the public benefits will outweigh the limited harm to the listed building as a heritage asset.

The development is therefore considered to comply with the paragraphs to the NPPF which allow for the weighting of public benefits against harms caused to heritage assets. Due to the significant weight that must also be given to the material consideration of the NPPF, the conflict with the requirements of CP57 and CP58 to the WCS (which allows for no consideration of public benefits) is considered to be minor and not justify a reason for refusal.

Ecology

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats. It also states '*Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable*'. The National Planning Policy Framework (NPPF), in particular Paragraph 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

The site lies within two core roost buffers of Bechstein bats associated with the Bath and Bradford-on-Avon Bats SAC. It therefore may have the potential to result in significant adverse impact on the special features of that site. A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) which concluded that given the scale and nature of the currently proposed development (which does not propose removal of any bat habitat or roosts, and does not propose any additional external lighting),

there is no mechanism for adverse impact on the Conservation Objectives of the SAC, and the proposal can be screened out of Appropriate Assessment.

No suitable bat access points into the building were observed, with much of the roof having been replaced and repaired in the past ten years. Overall, the building was concluded to be of negligible potential for roosting bats. Furthermore, the outbuildings were also considered unsuitable, being open at the sides. Considering the habitats surrounding and records nearby (the nearest being a Brown Long-eared roost 150m northeast), the precautionary measures outlined in the Preliminary Roost Assessment must be adhered to, and if a bat is found, all works must cease and an ecologist contacted.

Wiltshire Council Ecologists initially requested for a Construction Method Statement to be conditioned, as well a plan showing the details and locations of biodiversity enhancements. These details were submitted during the course of the application, to which Ecologists provided no objection, requesting for a condition to be imposed to ensure the development is carried out in strict accordance with the proposed elevations, Ecology Plan and Construction Method Statement.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Climate change

WCS CP41 to the WCS is supportive of measures that align with a transition to net zero. As such these policies are clearly in accordance with the NPPF which states at paragraph 161 that the planning system should support the transition to net zero by 2050. It should help shape places in ways that contribute to radical reductions in greenhouse gas emissions and support renewable and low carbon energy. Paragraph 167 of the NPPF supports energy efficiency and low carbon heating improvements to existing buildings, whilst Paragraph 168 recognises that small-scale projects provide a valuable contribution to cutting greenhouse gas emissions.

The proposed heat pump would provide an electrified solution for domestic space and water heating for the barn conversion. Unlike gas boilers this has the potential to be powered using renewable energy either from building integrated renewables or through the national grid. The national grid is being decarbonised with decreasing reliance on coal and gas to generate its electricity and more reliance on solar and wind power combined with short and long duration energy storage. Around 80% of the built form in 2050 is already existing and so the retrofit is key to meeting the 2050 net zero target. It is noted that the host building has a large solar array on its south facing roof.

Subject to the acceptability of the chosen model, the air source heat pump is considered, on balance, reversible and thus will not result in long term impacts on the special interest of the building and make a very modest contribution to net zero goals. The proposals would align with development plan policies and the NPPF in making a positive contribution to the spatial planning objective in the development plan of addressing climate change. Any residual concern in terms of neighbour amenity is outweighed by the modest benefit from this individual proposal.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

Pre-commencement Condition Agreement

This recommendation includes pre-commencement planning conditions relating to the proposed construction materials, window and door joinery details, the air source heat pump and external repointing. In accordance with Section 100ZA of the Town and Country Planning Act 1990 and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the Local Planning Authority formally notified the applicant/agent of the proposed condition(s) and sought their agreement. Written confirmation of agreement was received from the applicant's agent on 23.02.26.

CONCLUSION

It is concluded that the proposed development and works are likely to cause limited (minimal to neutral) harm to the significance of the heritage assets, however the resulting harm would be outweighed by the public benefit of securing the long term use of the heritage asset and enabling the building to meet modern day living standards. Furthermore, the proposed works preserve the character and appearance of the Lacock Conservation Area and no objections have been raised by the Conservation Officer. In this instance, public benefits are considered to outweigh the less than substantial harm caused to the listed building as a heritage asset thereby meeting with the requirements of paragraph 215 to the NPPF.

In other respects, and subject to conditions the development and works is also considered to comply with Core Policies CP41, CP50, CP57 and CP61 of the Wiltshire Core Strategy together with the Wiltshire Design Guides.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

780-3-43A – Proposed Composite Window Detail received 03.12.25
1710 GE SK02 – Retaining Wall Details (2) received 10.12.25
780-3-18A – Proposed Section B-B received 10.12.25
780-3-42A – Proposed Rooflight Details received 10.12.25
780-3-44A – Proposed Glazed Door Details received 10.12.25
780-3-12A – Proposed Ground Floor Plan received 10.12.25
780-3-41A – Existing and Proposed Fireplace Details received 10.12.25
780-3-12.1 – Proposed Driveway Plan received 10.12.25
1710 GE SK01 – Retaining Wall Details (1) received 10.12.25
780-3-20 – Proposed Garden Office Proposed Floor and Roof Plan received 10.12.25
780-3-21 – Proposed Garden Office Proposed Elevations received 10.12.25
780-3-17A – Proposed Section A-A received 10.12.25
780-3-00 – Location Plan received 10.12.25
1710 GE SO1A – Driveway Plan received 10.12.25
780-3-45B – Proposed Front Door Details received 11.12.25
780-3-11 B – Proposed Site Plan received 12.12.25
780-3-11 B – Proposed Roof Plan received 12.12.25
780-3-13B – Proposed First Floor Plan received 19.01.26
780-3-103 – Existing Street Elevation received 04.02.26
780-3-104 – Proposed Street Elevation received 04.02.26
780-3-15B – Proposed South and East Elevations received 04.02.26
780-3-16B – Proposed North and West Elevations received 04.02.26

REASON: For the avoidance of doubt and in the interests of proper planning

3. The development will be carried out in strict accordance with the following documents:

- PR S-E elevations, Artel31, Rev C, November 2025
- PR N-W elevations, Artel31, Rev B, November 2025
- PR street elevation, Artel31, Rev A, November 2025
- PR Ecology plan, Artel31, November 2025
- Construction Method Statement, Artel31, Rev A, February 2026

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

4. No part of the development shall be first occupied or brought into use, until the groundworks to stabilise the driveway have been completed in all respects in accordance with the approved calculations (1710GE, 7 Reybridge Structural Calculations, King Post Retaining Wall with Prestressed Concrete Panels, dated 26/1/26) and maintained as such thereafter.

REASON: In the interests of the safety of highway users.

4. Prior to first use or occupation of the development hereby permitted, an assessment of the acoustic impact arising from the operation of the air source heat pump shall be undertaken in accordance with the methodology in Heat Pumps Professional Advice Note (CIEH and IOA, November 2022) and shall have been submitted to and agreed in writing by the Local Planning Authority.

The assessment shall include a scheme of attenuation measures to demonstrate the sound rating level from the ASHP does not exceed 35dB at any noise sensitive façade of neighbouring residential premises.

The ASHP shall be installed and operated in complete accordance with the agreed assessment and shall remain in that condition thereafter.

REASON: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

RECOMMENDATION: that Listed Building Consent be GRANTED subject to the following conditions:

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The works hereby permitted shall be carried out in accordance with the following approved plans and documents:

780-3-43A – Proposed Composite Window Detail received 03.12.25
1710 GE SK02 – Retaining Wall Details (2) received 10.12.25
780-3-18A – Proposed Section B-B received 10.12.25
780-3-42A – Proposed Rooflight Details received 10.12.25
780-3-44A – Proposed Glazed Door Details received 10.12.25
780-3-12A – Proposed Ground Floor Plan received 10.12.25
780-3-41A – Existing and Proposed Fireplace Details received 10.12.25
780-3-12.1 – Proposed Driveway Plan received 10.12.25
1710 GE SK01 – Retaining Wall Details (1) received 10.12.25
780-3-20 – Proposed Garden Office Proposed Floor and Roof Plan received 10.12.25
780-3-21 – Proposed Garden Office Proposed Elevations received 10.12.25
780-3-17A – Proposed Section A-A received 10.12.25

780-3-00 – Location Plan received 10.12.25
1710 GE SO1A – Driveway Plan received 10.12.25
780-3-45B – Proposed Front Door Details received 11.12.25
780-3-11 B – Proposed Site Plan received 12.12.25
780-3-11 B – Proposed Roof Plan received 12.12.25
780-3-13B – Proposed First Floor Plan received 19.01.26
780-3-103 – Existing Street Elevation received 04.02.26
780-3-104 – Proposed Street Elevation received 04.02.26
780-3-15B – Proposed South and East Elevations received 04.02.26
780-3-16B – Proposed North and West Elevations received 04.02.26

REASON: For the avoidance of doubt and in the interests of proper planning

3. Notwithstanding the approved drawings, no works shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:

(i) Large scale details of all external joinery including metal-framed glazing (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;

(ii) Full details and samples of external materials

The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

4. No works to repoint the external brickwork or stonework shall be undertaken until:

a) Details of the extent of repointing have been submitted to and approved in writing by the Local Planning Authority; and

b) A sample panel not less than 1 metre square to show the proposed mortar composition and colour, and the method of pointing, has been prepared on site, inspected and approved in writing by the Local Planning Authority.

The works shall thereafter be carried out to match the approved sample.

REASON: In the interests of preserving the character and appearance of the listed building and its setting

