

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION AND LISTED BUILDING CONSENT DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00117 & PL/2026/00275
APPLICATION TYPE:	Listed building consent & Householder planning permission
SITE ADDRESS:	The Granary, Manor Farm, Bishopstone, Salisbury, SP5 4AS
DESCRIPTION OF WORKS:	Retrospective Planning for Installation of External Oil Boiler and the proposed erection of a new brick and flint low level wall with a wicker fence to the front of the oil boiler.
RECOMMENDATION:	That Planning Permission and Listed building consent be GRANTED

SITE DESCRIPTION/CONTEXT

The application site comprises a detached residential dwelling known as *The Granary*. The application site is located in Bishopstone which lies outside of defined settlement boundaries as defined by Wiltshire Core Strategy (WCS) policies CP1, CP2, and CP23. The site lies within the Cranborne Chase and West Wilshire Downs Area of Outstanding Natural Beauty (AONB)/ National Landscape (NL). It is situated within the Hampshire River Avon Catchment and within the 13.8- kilometre recreational buffer of the New Forest Special Protection Area (SPA). However, these designations are not relevant to the assessment of these dual householder and listed building applications because of the nature of the proposed development concerned.

The application site is not located within a conservation area and is not a listed building. However, the dwelling is a former farm building which lies and is associated within the curtilage of listed building known as *Manor Farmhouse* a Grade II listed building with listing number: 1318721. The conservation officer has commented on this application and notes: *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.* This delegated report is to assess the dual listed building and householder planning applications for the proposed development.

The listing of Manor Farmhouse is as follows:

Details SU 02 NE BISHOPSTONE BISHOPSTONE VILLAGE (east side)

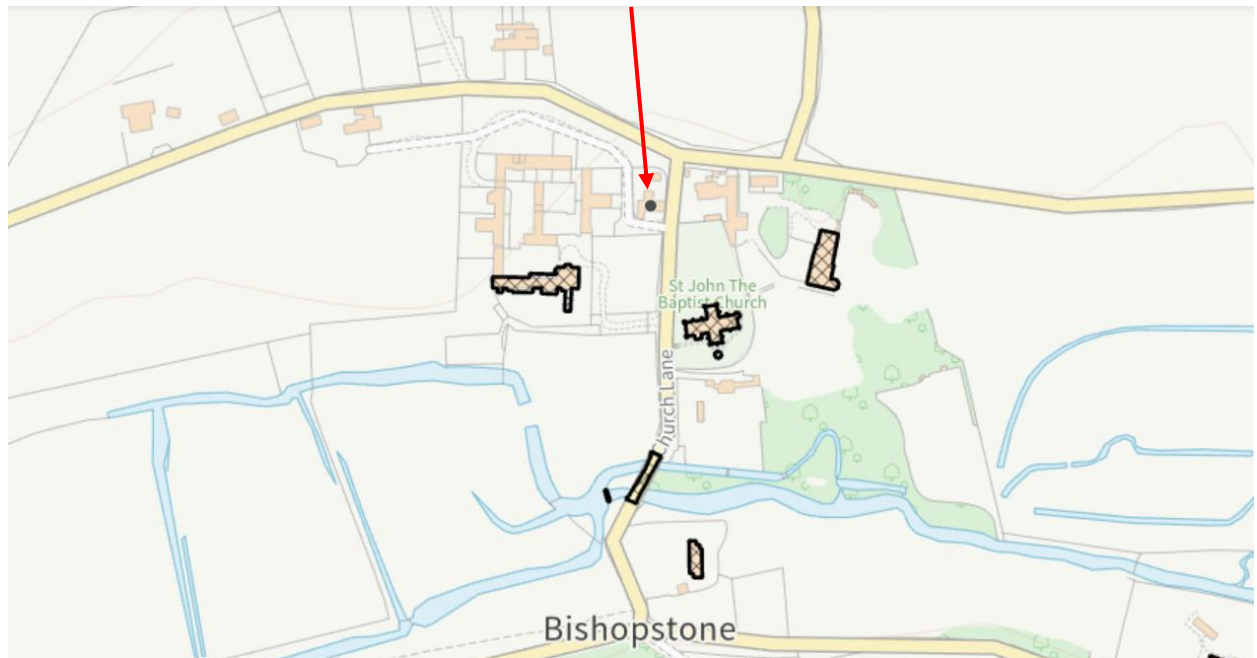
5/44 Manor Farmhouse with attached stable range and dovecote

GV II

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.

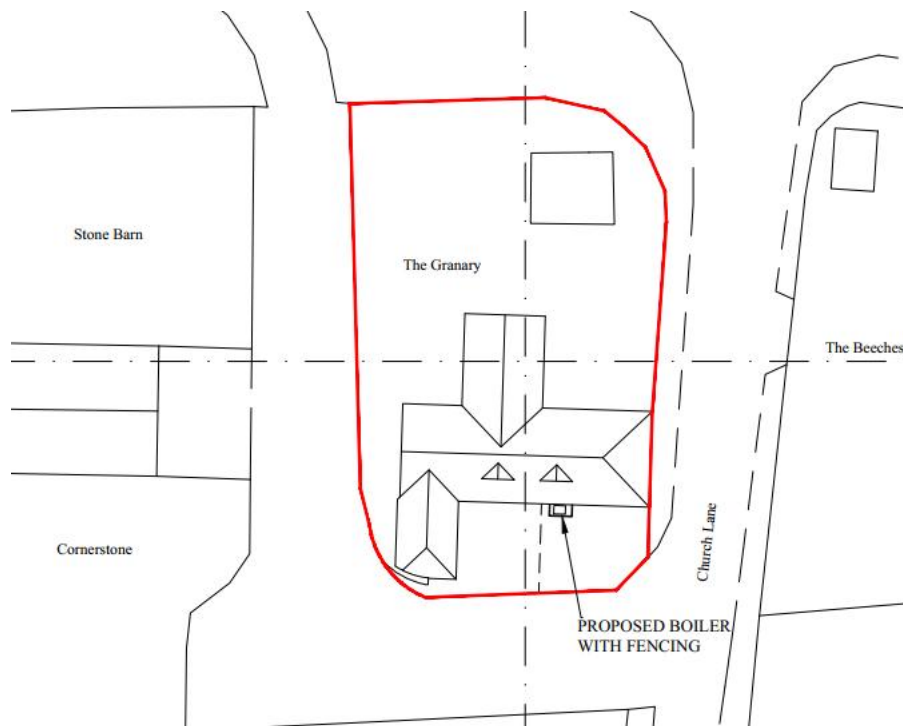
The application site, *The Granary* is located in the vicinity of a number of listed buildings *Manor Farmhouse* and *St. John the Baptist Church* shown in the map below.



PROPOSAL

This dual listed building and householder planning application is for the retrospective installation of an oil boiler located to the front of the residential dwelling and the proposed erection of a new brick and flint low level wall and a wicker fence to the front of the oil boiler.





RELEVANT PLANNING HISTORY

18/00276/LBC - The creation of additional openings within the front elevation. Creation of a carport and removal of portion of thatched covering to boundary wall and replacement with tiles - Approve with Conditions

17/12496/FUL - The creation of additional openings within the front elevation. Creation of a carport and removal of portion of thatched covering to boundary wall and replacement with tiles - Approve with Conditions

S/2002/2444 – Two storey rear residential extension - Approve with Conditions

S/1997/0054 - Changes to internal layout of house 2 and garage arrangements to house 2/3 - Approve with Conditions

S/1997/0019 - Changes to internal layout of house no.2, and garage arrangements to house no's 2 & 3 relating to permission S/96/1219 - Approve with Conditions

S/1996/1220 - Conversion of barns to 9 dwellings. Dem.of 1 bay in southern part of western range of buildings. Restoration of cartsheds to form car ports Restore granary, new driveway & access. - Approve with Conditions

S/1996/1219 - Amendment to p.p. S/94/1124 to provide 3 further dwellings within existing barns. Alteration to existing access. - Approve with Conditions

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Legislation

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 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 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.

National Policy and Guidance

The National Planning Policy Framework (NPPF) sets out government policy, including 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 213-215 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 to 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.

Section 14 of the NPPF addresses the challenge of climate change, flooding and coastal change.

Paragraph 167 advises that "Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights).

Local Context:

Wiltshire Core Strategy:

Core Policy 33: Spatial Strategy: Wilton Community Area

Core Policy 50: Biodiversity and Geodiversity

Core Policy 51: Landscape

Core Policy 57 Ensuring High Quality Design and Place Shaping

Core Policy 58: Ensuring the Conservation of the Historic Environment

The Council's Core Strategy CP 57: 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 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.

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

Bishopstone does not have a Neighbourhood Plan (or designation).

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

CONSULTATION RESPONSES

Bishopstone Parish Council – None received.

Public Protection – No Comment.

Conservation Consultation – Comment.

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).

REPRESENTATIONS

None received.

ASSESSMENT

In order to be acceptable, the application needs to be assessed against the following criteria:

Assessment of significance:

According to the National Planning Policy Framework (NPPF), significance is defined 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 further categorises significance into four key values:

- *Evidential* – the potential of the asset to yield evidence about past human activity.
- *Historic* – the ways in which the asset illustrates aspects of history.
- *Aesthetic* – the sensory and design qualities of the asset.
- *Communal* – the meanings and associations attached to the asset by people.

The conservation officer has commented on this application to note that the significance of the building lies largely with its historic fabric – in particular the brick and flint banding of the host dwelling. In addition, the application site and the location of the oil tank occupies a reasonably visually prominent location at the entrance to the associated listed dwelling Manor Farmhouse. Lastly, adjacent to the host dwelling on the eastern boundary is a thatched boundary wall, while this is not listed, this is potentially an original wall associated with listed dwelling Manor Farmhouse.

Impact of proposals on the significance and setting of the building/structure:

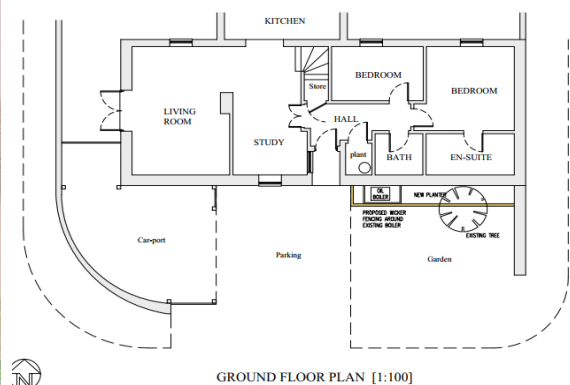
Understanding the impact of proposed works on a listed building requires a careful and proportionate assessment of how those changes affect the asset’s heritage significance and its setting. This includes both the physical alterations to the building itself and any changes to its spatial or visual relationship with surrounding structures or spaces.

The significance of a heritage asset is not static; it is shaped by its architectural, historic, and communal values, and by how these are experienced in context. Therefore, any intervention must be considered in light of the asset’s identified significance, with attention given to both potential harm and benefits. Benefits may include repairs that support the long-term conservation of the building, improved energy performance, or enhanced public access and understanding.

This dual listed building consent and householder planning application assesses the retrospective addition of an oil tank located to the front of the host dwelling. The submitted design statement indicates that the residential dwelling has previously had an internal oil boiler located in the utility room, however when the oil boiler was due to be replaced, the replacement oil boiler was installed externally instead of internally as internal oil boilers pose a risk of carbon monoxide poisoning if not properly maintained. However, although the residential dwelling itself is not a listed building, as it was originally a farm building associated with the listed building, *Manor Farmhouse*, a listed building consent application and householder planning application is considered to be required for the retrospective oil boiler installed externally as it affects a curtilage listed building.

The conservation officer has noted that the location of the retrospective oil boiler at the front of the Granary causes some slight harm to the setting of the curtilage listed building and the surrounding associated listed assets. However, as the Granary is an existing residential dwelling having been previously converted to a residential dwelling from a redundant farm building, residential features such as this are inevitable. Whilst the oil boiler could have been installed in a less prominent position, as a retrospective application, the position of the oil boiler was in situ prior to this application being submitted and the works to the historic fabric have already been done. To mitigate and minimise the harm of the oil boiler to the surrounding heritage sensitive setting, this application proposes the erection of a low brick and flint planter and a wicker screen to the front of the oil boiler. The dwarf wall is proposed to measure approximately 0.4 metres in height and proposes to use brick and flint banding. The proposed wicker screen is to be of willow and is proposed to be approximately 0.6 metres in height (creating a feature with a total height of 1 metre off the ground level). Subject to the brick and flint banding of the low planter matching the existing brick and flint wall of the host dwelling, the proposed planter and wicker fencing is considered to screen the oil boiler from direct public view from the highway (Church Lane) located on the east of the application site, thereby reducing its impact and visual prominence. Therefore, the conservation officer and case officer considers that this proposal will cause no harm to the special interest of the curtilage listed building.

A condition to ensure that the brick and flint to be used for the proposed wall are to match the existing brick and flint walls of the Granary has been included in the recommendation to ensure that the impact of the proposed wall to the setting of the adjacent associated curtilage listed building remains neutral.



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 proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects. The proposed works associated with these dual householder and listed building applications do not propose any external changes that would have adverse impacts on the amenity of the neighbouring properties. In terms of noise, the oil tank does not produce noise. The proposed 0.4 metre height dwarf wall and 0.6 metre willow screen are located to the front of the host dwelling and the front driveway of the associated host dwelling. In terms of potential impact for neighbouring amenities, this would not create any undue overshadowing due to the minimal scale and height of the proposed wall and wicker fence, and its location on the front of the host dwelling adjacent to the front driveway of the host dwelling offset from any shared boundary. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Ecology Impact:

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. The location of the proposed dwarf wall lies adjacent to an existing tree; no information has been provided as part of this application to ensure that during the construction of the dwarf wall the existing tree will be protected and retained. Whilst it would be unfortunate for this tree to be lost as a result of this development, the existing tree does not benefit from a tree protection order (TPO), nor is this tree located in a conservation area and therefore in planning terms, it is not a constraint. While construction methods to allow for the tree to be retained should be considered by the applicant, this is not required for the purposes of planning and cannot therefore be secured as part of this application.

National Landscape

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

The National Planning Policy Framework (NPPF), in Paragraph 189, states that "great weight" should be given to conserving and enhancing landscape and scenic beauty in National Landscapes (formerly Areas of Outstanding Natural Beauty). Development within or affecting the setting of a National Landscape must demonstrate that it will not result in unacceptable harm to the special qualities of that area.

The application site lies within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB)/ National Landscape (NL). The proposal, by virtue of its small scale, size and design, would not harm the special qualities or scenic character of the Cranborne and Chase National Landscape. The development therefore complies with Core

Policy 51 of the Wiltshire Core Strategy and Paragraph 189 of the NPPF in conserving and enhancing the National Landscape.

CONCLUSION

Subject to a condition being imposed to secure matching brick and flint work on the proposed dwarf wall match to the host dwelling, the proposed development is considered to have a neutral impact for the associated curtilage listed building and surrounding heritage assets in terms of its design and scale. It is not considered that the development would result in any harm to the character of the area, the landscape setting of the NL, the amenities of neighbouring occupiers or ecology

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy 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.

That Planning Permission be GRANTED subject to the following 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:

Design, Access and Heritage Statement Received: 07 January 2026

Location Plan Drawing No. WAC-1441-L01 Received: 07 January 2026

Proposed Block Plan Drawing No. WAC-1441-L02 Received: 07 January 2026

Proposed Elevations and Floor Plans Drawing No. WAC-1441-P01 Received: 07 January 2026

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

3. Notwithstanding the submitted details, the brick and flint banding identified on the proposed new dwarf wall hereby approved shall match, in terms of materials, colour, texture and arrangement, the existing walls/elevations of the host dwelling on this site.

REASON: In the interests of preserving the character and appearance of the surrounding heritage assets.

That Listed Building Consent be GRANTED subject to the following conditions:

1. The works for which Listed Building Consent is hereby granted shall begin 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 development hereby permitted shall be carried out in accordance with the following approved plans:

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Location Plan Drawing No. WAC-1441-L01 Received: 07 January 2026

Proposed Block Plan Drawing No. WAC-1441-L02 Received: 07 January 2026

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