

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09257
APPLICATION TYPE:	Listed building consent
SITE ADDRESS:	Packhorse Corner, Packhorse, Purton, Swindon, SN5 4HU
DESCRIPTION:	External alterations including window replacements and refurbishment, timber frame repairs, flood protection operations, internal alterations, demolition of shed and extension to existing garage with roof-mounted solar panels
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

Revised plans were received 14 January 2026 to address comments by Wiltshire Council's Conservation Officer (CO); it was only deemed necessary to renotify the CO. The application seeks listed building consent for external alterations and repairs, including replacement and refurbishment of fenestration, removal of soil vent pipe, external repairs to timber frame, installation of flood barriers; demolition of existing shed and addition of an extension to existing garage building (measures approx. 5.1m wide, 3.6m deep, 3.75m max height) including roof mounted solar panels; and various internal alterations including replacement staircases, installation of insulation and reconfiguration of stud partitions and fittings. Associated works include operations to improve drainage around the site, including digging of French drains and alterations to drainage systems. It is understood that timber-frame repair have already been carried out, and therefore consent for this element is sought retrospectively.

Planning permission has concurrently been sought under ref. PL/2025/09115.

SITE DESCRIPTION

The application site is Packhorse Corner, a cottage part of the Grade II listed building known as Packhorse Corner, and Numbers 5 and 6 [NHLE: 1023181]. It was built proposal in 16th and 17th (c.1605) century, with later alterations. It was historically part of a group of 5 cottages in an irregular Z-plan (two parallel blocks with linking block). The group now comprises three cottages following the amalgamation of Nos.2-4 into what is now Packhorse Corner. The cottage is built to one-and-a-half storeys, mostly timber-framed with brick nogging, some rubblestone walling, hipped thatched roof with block ridge and eyebrow dormers, fenestration is timber casements of varied date and style. It has a historic detached thatched-roof

outbuilding and a modern two-bay garage, and a smaller modern timber shed. Its setting is characterised by a varied cluster of dwellings organically arranged around a crossroads surrounded by a rural landscape.

It is in open countryside of Purton Parish. Relevant designations and constraints include its designation as a listed building, a public footpath (PURT31A), access via a C-classified highway, Flood Zone 1 where there is a risk of flooding from surface water (1 in 100 + Climate Change (40%)), and North Meadow SAC 9.4km recreational buffer.

PLANNING HISTORY

PL/2025/09115 - External alterations including window replacements and refurbishment, timber frame repairs, flood protection operations, internal alterations, demolition of shed and extension to existing garage with roof-mounted solar panels (UNDER CONSIDERATION)

ENQ/2025/00731 - Internal alterations, repairs, replacement windows and extension to an existing garage building (PRE-APP RESPONSE 23/07/2025).

N/96/2168/F – ERECTION OF SINGLE STOREY GARAGE/STORE (APPROVED WITH CONDITIONS 02/01/1997).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)

Saved policies of the North Wiltshire Local Plan 2011 (NWLP)

Purton Neighbourhood Plan - Made November 2018

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

Historic England Guidance:

- Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2 (GPA2)
- The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) (GPA3)
- Making Changes to Heritage Assets. Historic England Advice Note 2. (HEAN2)
- Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 (HEAN12)
- Traditional Windows: their care, repair and upgrading – February 2017

CONSULTATION RESPONSES

The following consultees and interested parties were invited to comment on the application:

Purton Parish Council – No objection (16/12/2025).

Wiltshire Council's Conservation Officer –

Comment, advising that majority of the proposal is acceptable but that further justification or amendments to the garage extension and introduction of solar panels is necessary as harm is identified and that insufficient evidence has been submitted to support replacement of dining room casement windows of historic pattern with double glazed alternatives (15/12/2025).

Comment, advising that amendments to submitted documents have satisfied previous concerns now that the dining room casements are to be retained and that justification has been submitted demonstrating public benefits to outweigh harm caused by the garage extension and solar panels, although they advise that caution should be exercised if adding the Heritage Statement or DAS as approved plans (12/02/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application. The application was publicised by site notice displayed on 3 December 2025. No letters of representation were made by members of the public.

ASSESSMENT

S7 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires applications for listed building consent for any works of demolition, alteration or extension to a listed building in any manner which would affect its character as a building of special architectural or historic interest.

S16(2) of the same act places a duty on the local planning authority, when considering whether to grant listed building consent for any works, 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.

The application is supported by a proportionate assessment of the significance of the heritage asset/s affected. In so far as is relevant, the significance and special interest of Packhorse Corner primarily comprise the architectural and historic interest attributable to its age, fabric, form, craftsmanship, vernacular building materials, and layout, and the contribution made by its setting.

The internal alterations seek to replace or improve existing awkward staircases, retrofit internal wall insulation, and reconfigure internal partitions, joinery and fittings. Wiltshire Council's Conservation Officer (CO) does not identify harm, and the works are understood to not harm the significance of the listed building.

The various external alterations to fenestration and install flood barriers would have a minor impact on the character of the listed building, and the timber-frame repairs are understood to have been necessary in the interest of the building's conservation. The CO raises no adverse comments in respect of the timber-frame repairs, advises that the flood barriers would have a neutral impact and deliver public benefits, and that the replacement fenestration (with the exception of the dining room windows since removed) would align with the expectations of Historic England guidance.

The proposal includes some minor operations to create a French drain around the perimeter of the building, including changes to manholes and drainage, which would have a neutral impact on the setting of the listed building nor involve significant intervention into fabric of the building itself.

The existing detached garage is a c.1997 building built in a faux timber-framed style with hipped clay tile roof. Its modest, deferential size and complementary vernacular appearance enable it to sit discretely in views of the listed building from the public footpath to the south. The proposed enlargement to the garage would double its size, albeit in a complementary traditional design, and solar panels would be introduced to the south-facing roof slope.

There is consensus between the applicant and CO that the enlargement of the garage and introduction of solar panels would cause a low degree of harm to the significance of the listed building through change within its setting, by reducing its subservience and the visually jarring addition of solar panels into a key view. It is understood that public benefits would be delivered of an environmental nature and in contributing to the long-term sustainability of the listed building. Furthermore, the removal of the low-quality detached timber shed would offer a minor enhancement to the setting.

HERITAGE BALANCE AND CONCLUSION

Harm to the significance of the listed building, through change within its setting, is identified in respect of the garage enlargement and introduction of solar panels; however, despite listed building consent being sought for these works, and the associated demolition of the timber shed, they do not comprise alterations, extensions or demolition to a listed building as they relate to free-standing post-1948 structures within the curtilage of the principal listed building.

It is concluded that the effect of the works on the character of the building as a building of special architectural and historic interest is acceptable, subject to relevant conditions. No harm is found to the significance of the listed building, and it is considered to therefore preserve the building, its setting and the features of special architectural or historic interest that it possesses to which there is a duty to have special regard under S16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Furthermore, and although not determinative, it would not conflict with the provisions of the development plan. The application should therefore be supported.

RECOMMENDATION

That listed building consent be GRANTED subject to the following conditions:

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:

Application Form. Received 18 November 2025.

Fibre Insulation Details - STEICO Flex 036. Received 18 November 2025.

Render Board and Insulating Sheathing Details STEICO Special Dry. Received 18 November 2025.

Flood Barrier Details - Nautilus 400 Deployment. Received 18 November 2025.

Location Plan and Proposed Site Plan and Garage Elevations and Floor Plans. 24.026-10. Received 25 November 2025.

Proposed East and North Elevations. 24.026-13. Received 25 November 2025.

Proposed Sections A-A and B-B. 24.026-14. Received 25 November 2025.

Snug Staircase Details. 24.026-21. Received 25 November 2025.

Bedroom 3 Details. 24.026-23. Received 25 November 2025.
Supporting Details. 24.026-24. Received 25 November 2025.
Flood Barrier Details. 24.026-25. Received 25 November 2025.
Appendix A - Flood Risk Assessment. Received 25 November 2025.
Appendix B - Window Repair Method Statement. Received 25 November 2025.
Proposed Floor Plans. 24.026-11A. Received 14 January 2026.
Proposed West and South Elevations. 24.026-12A. Received 14 January 2026.
Window Details. 24.026-20A. Received 14 January 2026.

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