

Sean Willmont

Managing Director / Estimator / Project Manager



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Hi Sean,

Thanks this is useful. As I read it, the existing 'trusses', purlins and rafters remain in situ and other elements will be introduced around them to support it all and a new set of rafters. If that's correct, then yes I would be happy for that to proceed, but would like to see an application for LBC in parallel so that there's a clear record of what's occurred...no doubt someone will question it later on.

Kind regards
Andrew

From: Sean Willmont <Sean@willmontbuilding.co.uk>

Sent: 24 February 2026 12:39

To: Minting, Andrew <Andrew.Minting@wiltshire.gov.uk>

Subject: FW: Jollys Cottage, Lower Chute, Nr Andover

Hi Andrew,

I hope all is well, just received this report from Fred Baverstock of Harvey Snowden, quite a bit of work, but all doable.

We have a tin protection roof erected for protection. Are you happy for us to proceed on this basis.

Kind regards

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From: Minting, Andrew <Andrew.Minting@wiltshire.gov.uk>

Sent: 30 January 2026 17:41

To: Sean Willmont <Sean@willmontbuilding.co.uk>

Subject: RE: Jolly's Farm House

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Thanks Sean, that's all pleasingly reassuring. I've spoken with a couple of colleagues and our suggestions would be

Fred Baverstock of Harvey and Snowdon, Wilton (no website, phone 01722 744200)

Geoff Atkins of Atkins Martin, Marlborough [Atkins Martin | Structural & Civil Engineers](#)

Mark Lovell, Devizes [Mark Lovell Design Engineers](#)

I've worked most with Fred as he's closest to Salisbury, I don't know if he travels as far as Chute.

Looking at the photographs, which I appreciate isn't the same as in person, it looks like the majority of the rafters aren't too bad, and that more of the bits beyond are in the layered firrings – one is very clearly in a very sorry state though. Removing the rafters would presumably destroy the early/original lath and plaster skilling below (noting that it appears to have been overboarded internally) – there are some nice large laths too. It might prove preferable and easier to double-up some of the existing rafters than remove them, if that's suitable. I note there's significant deflection of purlins, and presumably the firrings were installed to counter that distortion – I'd like to imagine from the age of the firrings that something was done to arrest the movement a long time ago? Or was it?

Am very glad to hear of the tin hat, it's not the weather for much else.

Hope that helps, I look forward to hearing from you

Kind regards

Andrew

From: Sean Willmont <Sean@willmontbuilding.co.uk>

Sent: 30 January 2026 16:34

To: Minting, Andrew <Andrew.Minting@wiltshire.gov.uk>

Subject: RE: Jolly's Farm House

Hi Andrew,

Thank you for your advice,

Agree, will set the wheels in motion, is there anyone than you have worked with, that would be prepared to work with us on this.

Where we are to date awaiting on engineers' advice

There was quite a lot of water ingress into the house. When we investigated further and lifted some tiles, the existing felt was just pretty much falling to bits which needed total replacement of the felt, we estimated we could re-use around 75% of the existing tiles and obtained the remainder of reclaimed tiles, upon stripping the felt, then my attention switched to the current condition of the roof timbers to get where we are as of today.

We think some of the roof timbers can be saved, we would hope to save the main structure timbers and infill the rafters with replacement timbers.

We have a tin protection covering on order which is due to come in the next 2 weeks. All trades are on hold until we find an engineer and seek their advice.

Kind regards

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From: Minting, Andrew <Andrew.Minting@wiltshire.gov.uk>

Sent: 30 January 2026 10:49

To: Sean Willmont <Sean@willmontbuilding.co.uk>

Subject: RE: Jolly's Farm House

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Hi Sean,

Thanks for the photos, very useful. The common rafters are composite affairs and pre-C19...it isn't obvious that there's much real failure from the photos, and you certainly couldn't set about dismantling them with any hope of reassembly. Given the complexity and age of the roof I do think we need to see a sensitive engineer's advice and specification before any further intervention takes place.

Kind regards

Andrew

Andrew Minting MSc(Oxon) DipBldgCons(RICS) IHBC
Senior Conservation Officer
Planning
Wiltshire Council
Bourne Hill
Salisbury
SP1 3UZ

Tel 01722 434734

email andrew.minting@wiltshire.gov.uk

web www.wiltshire.gov.uk

From: Sean Willmont <Sean@willmontbuilding.co.uk>

Sent: 29 January 2026 19:28

To: Minting, Andrew <Andrew.Minting@wiltshire.gov.uk>

Subject: FW: Jolly's Farm House

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Dear Mr Minting,

Thank you very much for coming back to me, please see photos attached,

We have as not yet had any advice for a structural engineer at this stage.

The main structural timbers seem quite sound, we think can be saved, it is the rafters that are a problem, we would propose to take out all the damaged ones, save any timbers where possible that can be re-used and source maybe good, reclaimed timbers to match. We do think this is very doable without upsetting the fabric of the building and not effecting the heritage of the building. We then would ,felt and batten the roof in, and re-fit the existing clay tiles and ad more reclamation clay tiles to match.

The Guinness family are very particular and go over and above to save their buildings and invest heavily in keeping their buildings in keeping with the original traditional ,heritage, fabrics and trades required to achieve this. We are also of this mindset and equally do our best to achieve this.

Many Thanks

Sean Willmont

Dear Mr Willmont,

Thanks for your email. Have you had any advice from a structural engineer in terms of what is sound and how to go about the roof repairs? If so, could you forward it please? To what degree is it currently unstable, and can it not be given temporary support/bracing as appropriate? Understanding the extent of intervention will help us consider whether Listed Building Consent is required. If you could share some photos of the timbers in question that would be really helpful.

Kind regards

Andrew

Andrew Minting MSc(Oxon) DipBldgCons(RICS) IHBC
Senior Conservation Officer
Planning
Wiltshire Council
Bourne Hill
Salisbury
SP1 3UZ

Tel 01722 434734

email andrew.minting@wiltshire.gov.uk

web www.wiltshire.gov.uk

From: Sean Willmont <Sean@willmontbuilding.co.uk>

Sent: 29 January 2026 16:19

To: Foster, Robin <Robin.Foster@wiltshire.gov.uk>; Minting, Andrew <Andrew.Minting@wiltshire.gov.uk>

Subject: RE: Jollys Farmhouse, Lower chute Lane, Chute Forest SP11 9DS Listing number 1364575 listing 13th June 1998

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Thank you for this Robin, and wait to hear from Andrew.

Kind regards

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From: Foster, Robin <Robin.Foster@wiltshire.gov.uk>

Sent: 29 January 2026 16:17

To: Minting, Andrew <Andrew.Minting@wiltshire.gov.uk>

Cc: Sean Willmont <Sean@willmontbuilding.co.uk>

Subject: FW: Jollys Farmhouse, Lower chute Lane, Chute Forest SP11 9DS Listing number 1364575 listing 13th June 1998

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Hi Andrew

Could you assist/advise Mr Willmont with regards to the following enquiry as it sounds like works are at an advanced stage

Many thanks in advance

Robin Foster

Technical Support Officer

Economic Development and Planning

Wiltshire Council

Tel: 01249 706665

Email: robin.foster@wiltshire.gov.uk

Web: www.wiltshire.gov.uk

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From: Sean Willmont <Sean@willmontbuilding.co.uk>

Sent: 29 January 2026 16:02

To: Foster, Robin <Robin.Foster@wiltshire.gov.uk>

Subject: FW: Jollys Farmhouse, Lower chute Lane, Chute Forest SP11 9DS Listing number 1364575 listing 13th June 1998

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Kind regards

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From: Sean Willmont

Sent: 29 January 2026 15:57

To: developmentmanagement@wiltshire.gov.uk

Cc: Liam Willmont <Liam@willmontbuilding.co.uk>

Subject: FW: Jollys Farmhouse, Lower chute Lane, Chute Forest SP11 9DS Listing number 1364575 listing 13th June 1998

Dear Sir/Madam,

Was just following up on the below email to see if someone could assist please.

Kind regards

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From: Sean Willmont

Sent: 27 January 2026 13:44

To: "'developmentmanagement@wiltshire.gov.uk'" <developmentmanagement@wiltshire.gov.uk>

Cc: Liam Willmont <Liam@willmontbuilding.co.uk>

Subject: Jollys Farmhouse, Lower chute Lane, Chute Forest SP11 9DS Listing number 1364575 listing 13th June 1998

Dear Sir/ Madam,

We are working at the above address at Jollys Farmhouse Chute Forest.

We work for the Guinness family and look after a lot of their properties.

We started out with a view to just replacing a few roof tiles with reclaimed clay tiles to match, which then progressed to need all the tiles replaced, saved the old ones where we can and add more reclaimed tiles as and when needed.

As we were carrying out the repairs, we noticed a lot of the roof timbers are in need of replacement to make safe and a much larger job than replace a few roof tiles.

One side of the roof tiles are stripped, and tarpaulins are fitted to make watertight, the job is fully scaffolded, and we are in the process of ordering a Tin Hat scaffold to carry out these works, but time is our worry and would like to get going on the roof repairs to make safe.

We have realised the house is listed and have stopped all works and seek advice from yourself if possible please, as to where to go and what is needed.

Kind regards

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