



Bourne Valley Associates Ltd

Heritage Statement
to support a listed building consent
application for roof repair

To

**Jolly's Farmhouse, Lower Chute Lane, Chute,
Andover, Wiltshire, SP11 9DS**

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of

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1. Introduction

This Heritage Statement accompanies and supports a listed building consent application to Wiltshire Council (WC) at Jolly's Farmhouse in Lower Chute Lane. The request is submitted by Bourne Valley Associates, acting as Agents on behalf of the Biddesden House Farm Partnership, who own the property.

This application seeks listed building consent to carry out roof repair to the property.

2. Location and context

Jolly's Farmhouse is a Grade II Listed Building consisting of 1 ½ storey brick and flint dwelling with plain tile roof. The property is located on Forest Lane from Upper Chute to Lower Chute, as marked by the golden arrow in Figure 1.

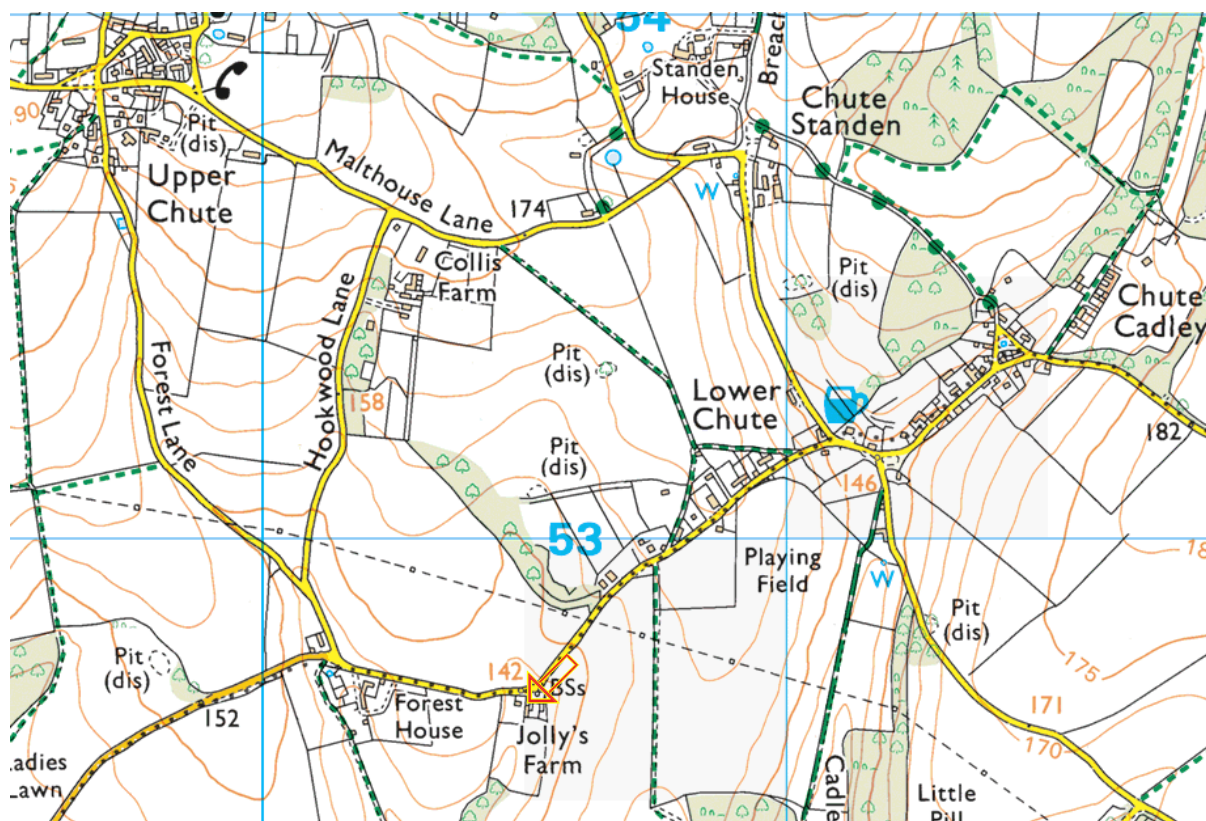


Figure 1 - Geographical context

The application site lies outside of any conservation area boundaries but is within the AONB/National Landscape.

The location plan is submitted as Drawing 01933-00-A and a clip shown in Figure 2 below and it is informative to consider the aerial photograph in Figure 3. The red arrow points towards Jolly's Farmhouse.

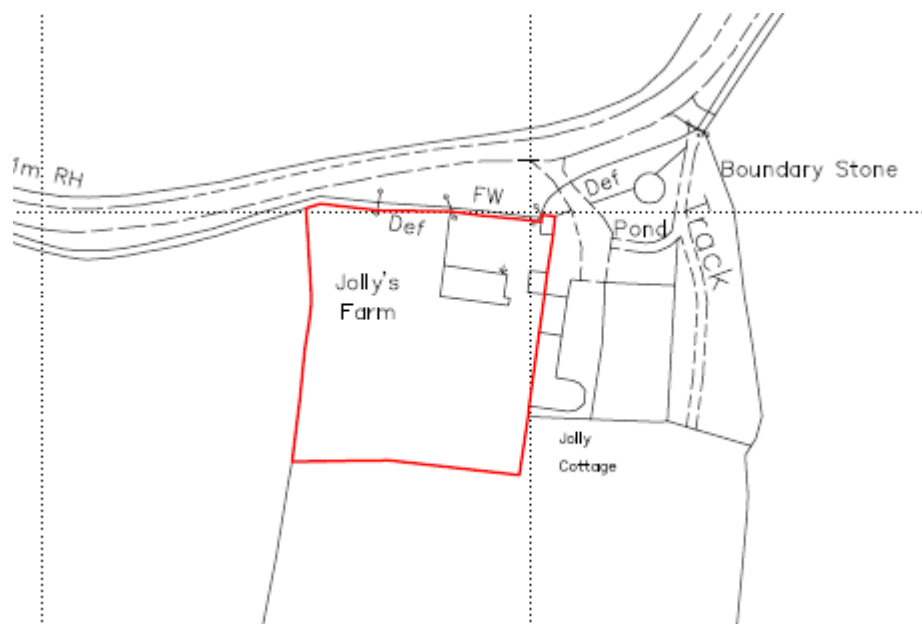


Figure 2 - Clip of Site Location Plan



Figure 3 - Aerial Photograph showing Jolly's Farmhouse



3. *Heritage Statement*

Listed building applications that potentially could impact on the significance or interpretation of heritage assets should include clear and proportionate statements describing those assets. As set out in the Introduction, the proposals refer to works to a listed building. So, the principal concern is whether the impact on the historic significance is material and significant.



Figure 4 – Front elevation of Jolly's Farmhouse prior to roof repair



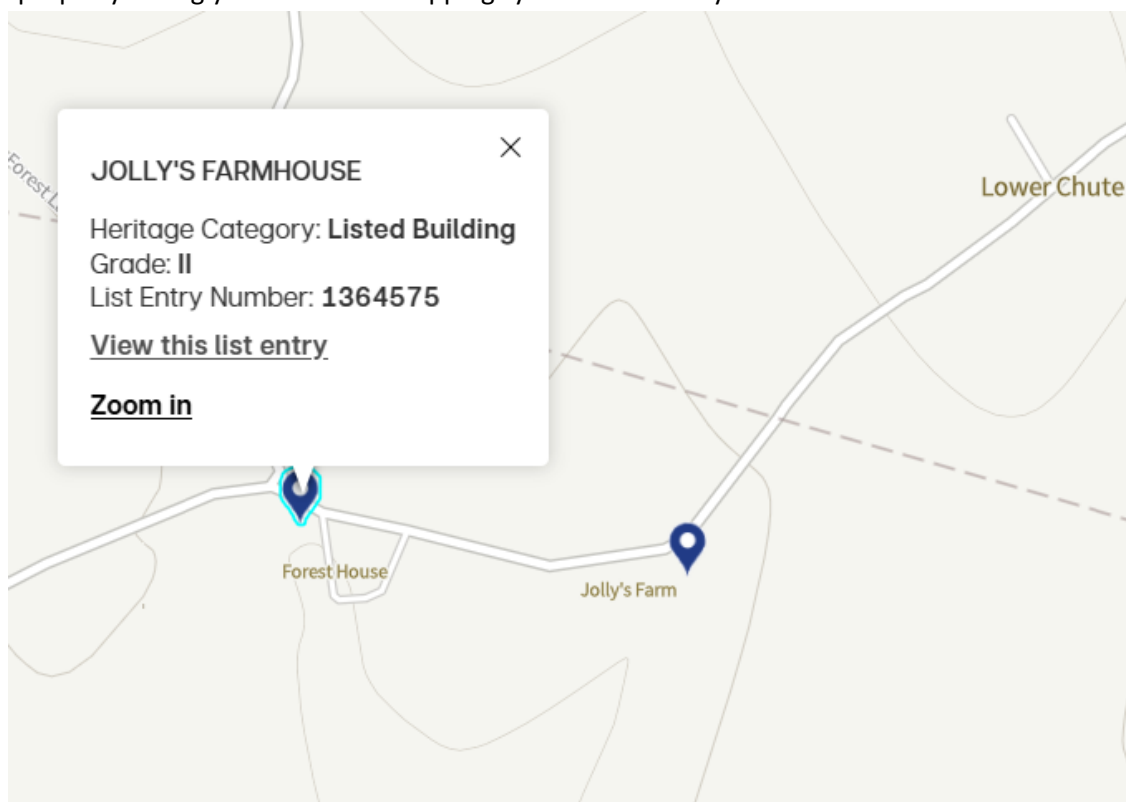
Figure 5 – Rear Elevation of Jolly's Farmhouse prior to roof repair



Figure 6 – Current photo of the property with ‘roofed over scaffolding’ in place

The Listed building

As mentioned above, the building is Grade II Listed. The Historic England maps however seem to have the property wrongly labelled. The mapping system shows Jolly’s farmhouse as Forest House:





And Jolly's farmhouse is tagged as a Parish Boundary Stone:

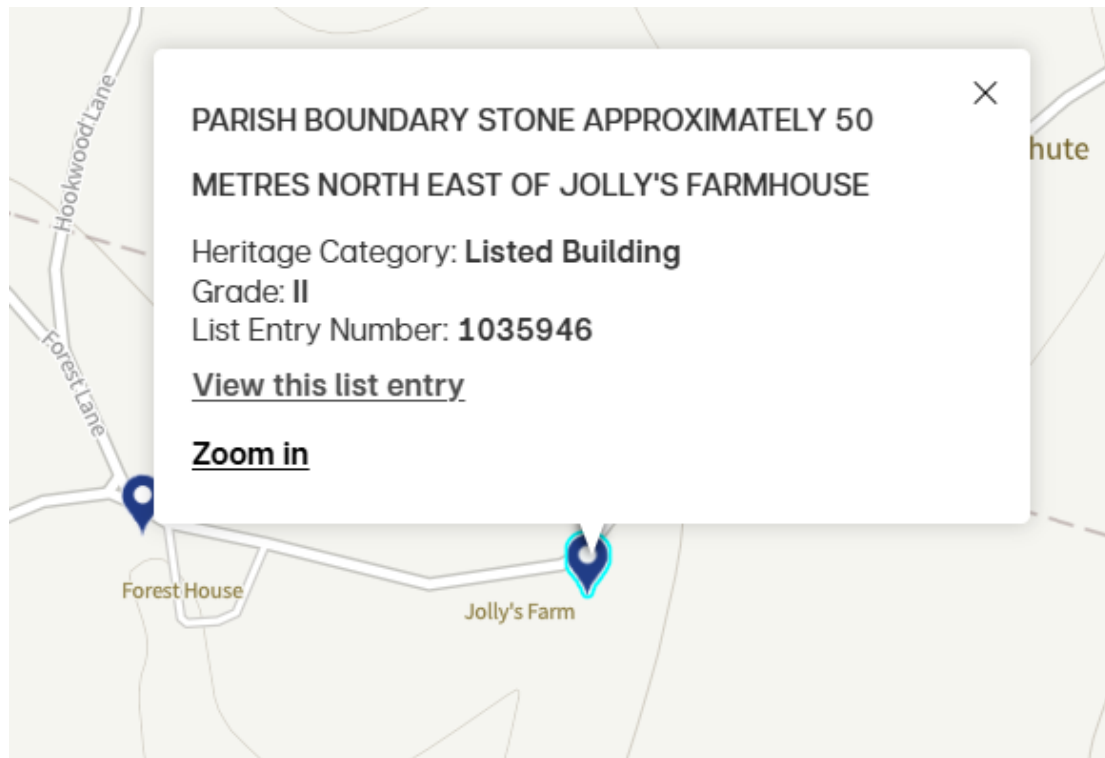


Figure 7 - Historic England Maps

The Official Listing Entry states:

CHUTE FOREST LOWER CHUTE LANE SU 35 SW 10/102 Jolly's Farmhouse II Farmhouse. Early C18. Flint with brick dressings and tiled roof. Single storey and attic, 2 wide bays. Off-central boarded door within timber porch. Three-light window to left, paned and transomed window to right. Two flush dormers with gables. Large external stacks to each gable, that to right rebuilt at top.



If one looks at the OS second series map from 1923, as shown in Figure 5, Jolly's Farm and Forest House are shown.



Figure 8 - OS map of 1923 showing Jolly's Farm and Forest House

4. Planning History

- E/09/0870/FUL Alteration of woodshed to provide ancillary accommodation. Approve 2009
- K/15979 1) removal of condition 3 2) vary condition 4 to allow use as general office and no other purpose with b1. Approve 1990
- K/12878 change of use of stables to graphic studios and offset litho printing. Approve 1988
- K/17939 erection of conservatory attached to office. Approve 1991

5. Development Proposals

Wilmont Building Services were appointed to carry out some basic repairs replacing some roof tiles with reclaimed clay tiles to match, however when work commenced it was realised that repair works required is more significant. Roof timbers are in need of replacement to make the building safe. See Photographs within Appendix 1.

At this stage it was recognised that the building is Listed so works stopped and advice sought from the Council's Conservation Officer, Andrew Minting. This advice is contained within Appendix 2.

A structural engineer was commissioned to carry out an inspection of the building which was stated to be in poor condition and recommended remedial action. This Structural Engineers report by Harvey and Snowdon ref FB/SP/27410 is shown in Appendix 3. The observations were:



'The cottage is a traditionally built detached property which is known to be more than 300 years old. The walls are brick and flint and the pitched roof was covered with plain tiles. The cottage would have been in a very remote location so I would expect the original roof to have been thatched.

The basic roof construction is common rafters which are supported by timber purlins, the purlins are supported on the gable walls and two queen post type trusses. These trusses are being supported on walls so they are not acting as trusses. One of the trusses had some brick infill and the other has some lathe and plaster.

There is a raised tie ceiling which is covered with lathe and plaster. The skillings are also covered with lathe and plaster.

The rafters are in very poor condition. Most of the rafters have had timber fixed on top of them to take out the sag. The rafters have pushed the eaves outwards. The purlins have sagged and in places the wall plates are in poor condition. The two trusses were sound.

The condition of the rafters is so poor that I consider that it is necessary to provide new rafters but the existing rafters will have to be retained because the lathe and plaster to the skillings is fixed to them. The existing ceiling joists will also have to be retained for the same reason.

In order to support this new roof new purlins will be provided. The existing queen post trusses are capable of supporting the new purlins.

Where the existing wall plate is rotten it can be cut out and be replaced'

Remediation works are included within Appendix 4, calculation sheets 27410/CS/1, 2 & 3 and sheet no 27410/REM/1.

6. Impact on heritage assets

The Conservation officer was consulted as soon as it was realised the building was listed, work stopped and the property was protected using covered scaffolding. It was the Conservation officer's advice that listed building consent was required but following sight of the structural engineers report it was recorded in an email that *'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'*. This email thread has been recorded within Appendix 5.



7. Planning Policy

7.1. Introduction

This part of the statement seeks to review whether the proposals of the application accord with policy. Under the “plan-led” approach of the English planning system, proposals should accord with the development plan, which encapsulates policy from governmental through to site-specific level. This is detailed in Section 38(6) of the Planning and Compulsory Purchase Act 2004, which requires that proposals be determined in accordance with the development plan, unless material considerations indicate otherwise. Therefore, there is an examination of the implications of Government policy, specifically through its National Planning Policy Framework; and to local policy, both statutory and non-statutory. The statement considers how development proposals either accord with policy or there is a justifiable exception to policy. In this case, the local authority is Wiltshire Council, the adopted Core Strategy was adopted in 2015 and is the principal policy document for determining applications.

7.2. The National Planning Policy Framework

In December 2024, the Government published its revised National Planning Policy Framework (NPPF), which sets out the Government’s policies for England and how it expects them to be applied¹. This section of the statement sets out elements of the NPPF pertinent to this application and considers whether the proposals are consistent with the document and its principles.

For decision-taking this means:

Achieving sustainable development

- a) *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure; In this case, the applicant will increase the value of the property and will use local businesses and trade to complete the work; and*
- b) *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; In this case the applicant will have improved home facilities. and*
- c) *an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy. The works would*

¹ Minor amendments were made to the NPPF in 2025, but are not material to this project.



have a negligible impact on the environment as there would be no significant impact on nature conservation.

Part 6 – Building a strong, competitive economy

“83. Planning policies and decisions should enable:

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; b) the development and diversification of agricultural and other land-based rural businesses; c) sustainable rural tourism and leisure developments which respect the character of the countryside;” These proposals will involve the employment of local people and businesses to undertake the works.

Heritage Assets

Chapter 16 of the National Planning Policy Framework sets the national policy context for considering development proposals that affect heritage assets. Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset the greater the weight should be. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 194 states that any harm to or loss of the significance of a designated heritage asset should require clear and convincing justification. 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 including, where appropriate, securing optimum viable use (paragraph 196).

This issue has been considered by the Conservation Officer and summarised in Section 6 of this statement. The impacts, if considered harmful at all, would certainly be less than substantial in their nature and the benefits of the scheme would be appreciated by the public and would outweigh that harm. We could reasonably argue that there would be NO harm caused, because the proposed works aid “preservation”. Even if harm is considered to occur, it is manifest that it is limited and outweighed by the benefits.

Summary of review of the NPPF

The proposals would accord with policy at the national level across the full, relevant range of topics.

7.3. Local Planning Policy – Wiltshire Core Strategy

At the time of writing, the main policy document for Wiltshire is its Core Strategy, together with “saved” policies from the previous local plans, though new policy documents are emerging.

Core Policy 58 is the most important policy in respect of heritage. Its introductory paragraph 6.135 states:

“Core Policy 58 aims to ensure that Wiltshire’s important monuments, sites and landscapes and areas of historic and built heritage significance are protected and enhanced in order that they continue to make an important contribution to Wiltshire’s environment and quality of life.”



Much of the ensuing text sets out the full range of heritage assets covered by the policy, as in para 6.138:

“Designation of a conservation area, listed building, or scheduled ancient monument does not preclude the possibility of new development and the council is committed to working pragmatically with owners to find positive solutions which will allow adaptation of such buildings to reflect modern living aspirations. Such alterations will only be acceptable where they are consistent with the conservation of a heritage asset’s significance. Consequently, it is expected that development will be of the highest standard in order to maintain and enhance the quality of the area or building, and be sensitive to its character and appearance. In considering applications for new development in such areas, the council will seek to ensure that the form, scale, design and materials of new buildings are complementary to the historic context.”

Therefore, we look forward to the local planning authority working with us to achieve a “positive solution” to achieving a long-term solution for preservation of the building.

Development which will lead to less than substantial harm to the significance of a designated heritage asset will be considered against the public benefit of the proposal, including securing a viable use. The merits of a development affecting an undesignated heritage asset will be balanced against the scale of the harm or loss, either directly or indirectly, to the significance of that heritage asset. The Council will only permit the loss of the whole or part of a heritage asset where it can be demonstrated that the new development will proceed after the loss has occurred.”

Now, as previously stated, it is acknowledged by Historic England, as advisors to the Government, that not all works to heritage assets will necessarily lead to harm, and there may indeed be benefits, or positive impacts. We consider the impact of the proposals upon the heritage assets in Section 6. It can be seen there, and it has been implied earlier in this statement, that the proposed changes would indeed lead to benefits being derived.

Accordingly, we argue that the proposals comply with both national and local policy, and that listed building consent should be granted.

7.4. Summary of Policy Analysis

A thorough review of national and local policy, especially in regard to design for listed buildings, concludes that, while due regard should be paid to retaining existing character, permission can be granted for changes that retain the overall character while achieving other policy objectives, such as enhancement of properties and facilitating access.

Therefore, on balance, far from leading to harm to the listed structure and its setting, and the setting of nearby listed buildings, we strongly consider that there would be benefits to be derived. Therefore, the proposals accord with policy and, given the presumption in favour of sustainable development, there are no reasons why this application should not be permitted.



8. Conclusion

This Heritage Statement has assessed the significance of Jolly's Farmhouse, a Grade II listed building, and the potential effects of the proposed roof repair works.

The building derives its significance from its historic fabric, traditional materials and contribution to the rural historic character of the area. The proposed works are limited in scope and relate solely to the repair and maintenance of the roof structure using appropriate materials and traditional techniques. The works are therefore necessary to ensure the continued preservation and long-term viability of the listed building.

The assessment demonstrates that the proposals would not harm the significance of the heritage asset, nor the character or appearance of its setting. Instead, the works represent appropriate conservation-led maintenance which will safeguard the building's historic fabric and ensure its continued use and occupation.

National policy places great weight on the conservation of designated heritage assets. The proposal accords with the objectives of the National Planning Policy Framework, which requires local planning authorities to sustain and enhance the significance of heritage assets and ensure that they are conserved for future generations (NPPF Section 16). The works are also consistent with the aims of Core Policy 58 of the Wiltshire Core Strategy, which seeks to conserve the historic environment and ensure that development preserves the significance of heritage assets.

Overall, the proposed roof repairs represent a proportionate and conservation-led intervention which will secure the ongoing preservation of the listed building. The works are necessary, sympathetic and fully compliant with both national and local planning policy.

In light of the above assessment, it is respectfully concluded that the proposals are acceptable in heritage and planning terms, and Listed Building Consent should therefore be granted.



Appendix 1 – Site Photographs













































Appendix 2 Email from the Council's Conservation Officer, Andrew Minting.



Appendix 3 - Structural Engineers report by Harvey and Snowdon ref FB/SP/27410.



Appendix 4 Calculation Sheets