

Emailed to: Development management <developmentmanagement@wiltshire.gov.uk>, Turner, Lucie <Lucie.Turner@wiltshire.gov.uk>

09/03/26

Dear Lucie Turner,

SITE: Hazelbury Manor, Bradford Road, Hawthorn, Corsham, SN13 8HX
REF: PL/2026/00168

The Twentieth Century Society is the National Amenity Society charged with the protection and appreciation of post-1914 heritage. We have been made aware of planning application **PL/2026/00168** for the proposed change of use of the Grade I-listed Hazelbury Manor and Dower House, Grade II-listed Granary and associated curtilage buildings.

We support the principle of sensitive reuse of the site, but urge the applicant to consider the full significance of the twentieth-century fabric when applying for listed building consent.

Policy

The **National Planning Policy Framework (NPPF; 2024)** states at **Paragraph 207**:

207. *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*

At **Paragraph 213**:

213. *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.*

The **Planning (Listed Buildings and Conservation Areas) Act (1990) section 66 (1)** states:

66(1). *In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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 Twentieth Century Society is a company limited by guarantee, registered in England no 05330664

Registered office: 70 Cowcross Street, London EC1M 6EJ
Registered Charity no 1110244

The Society's Assessment

The applicant has recognised that both Harold Brakspear and Ian Pollard hold significance in their own rights within the greater historic context of the site, and that their interventions on the site hold heritage significance.

While we do not hold objections to the scheme as proposed in this application, we will not comment on the proposed internal alterations to the buildings at this time as not enough information has been provided. While the **Planning Statement** references a Heritage Impact Assessment, it is unclear if this has been provided as part of this planning application. To the best of our knowledge, it appears that a **Heritage Statement** with appendixes has been provided, but not an Impact Assessment. We expect a Heritage Impact Assessment to be included in any future listed building consent applications in order to satisfy the requirements of **NPPF 207**. Given that the plans provided in this application appear to show substantial alteration proposed to C20 fabric, including the bathrooms inserted in the 1920s by Brakspear, we would expect the impact of these proposals to potential historic fabric, such as sanitaryware, to be fully explored and justified.

Based on the provided site plans, it appears that little-to-no alteration is proposed for the landscape as planted and designed by Pollard (although it is difficult to tell with some elements, as some earthworks and statuary do not appear on the proposed site plans). If elements designed by Pollard within the boundary of the Registered Park and Garden are proposed for removal, this ought to be made explicit. We would object to the loss of any Pollard-designed features, such as the Yew Henge and Prospect Mounds. We regard Pollard as a notable postmodern architect, and his interventions at Hazelbury Manor as of significance. His Jencksian earthworks and sculptures, alongside his more traditional planting, should be treated as being of high significance. We are glad that as per the **Setting and Car Park** document by Worlledge Associates, the viewing mound is 'remote from any proposed works'. We second the concern raised by other parties that landscape features designed by Pollard that are outside the Registered Park and Garden boundary are at risk without statutory protection.

We defer to the Gardens Trust to comment on the impact of the proposals on pre-1914 garden features. We hold no objection to the proposed car park.

Yours sincerely,

Gus Wray

Caseworker

The Twentieth Century Society
70 Cowcross Street
London, EC1M 6EJ
Tel 020 7250 3857



Remit: The Twentieth Century Society was founded in 1979 and is the national amenity society concerned with the protection, appreciation, and study of post-1914 architecture, townscape and design. The Society is acknowledged in national planning guidance as the key organisation concerned with the modern period and is a constituent member of the Joint Committee of the National Amenity Societies. Under the procedures set out in the *Arrangements for Handling Heritage Applications – Notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021*, all English local planning authorities must inform the Twentieth Century Society when an application for listed building consent involving partial or total demolition is received, and they must notify us of the decisions taken on these applications.

The Twentieth Century Society, 70 Cowcross Street, London EC1M 6EJ – Tel 020 7250 3857

gus@c20society.org.uk
www.c20society.org.uk