

Built Heritage Statement (inc. Design and Access Statement)

Little Courts, Upper South Wraxall

On behalf of Eleni Andreou

Date: 05/03/2026 | Pegasus Ref: P24-3055





Document Management.

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1. Introduction

- 1.1. Pegasus Group have been commissioned by Eleni Andreou to prepare a Built Heritage Statement to consider the proposed extensions and internal and external alterations to Little Courts, Upper South Wraxall as shown on the Site Location Plan provided at Plate 1.

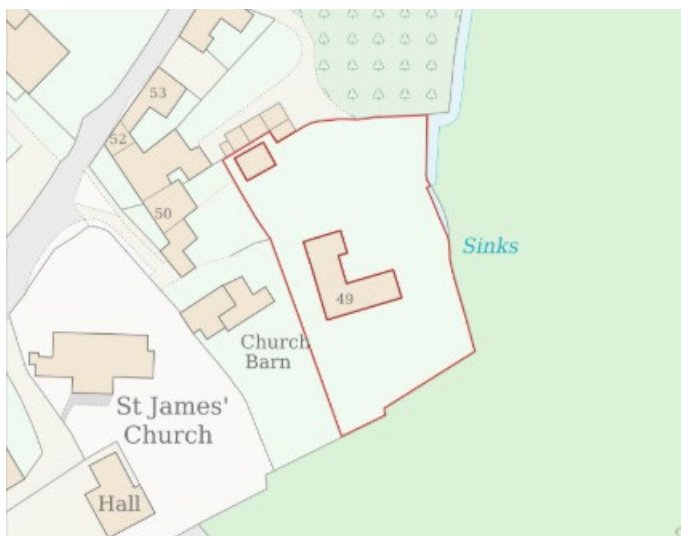


Plate 1: Site Location Plan.

- 1.2. Little Courts is a Grade II Listed residential property located at the eastern edge of the small village of South Wraxall, Wiltshire. It is also located within the Lower & South Wraxall Conservation Area.

- 1.3. This Assessment provides information with regards to the significance of the historic environment to fulfil the requirement given in paragraph 207 of the Government's *National Planning Policy Framework* (the *NPPF*) which requires:

"...an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting".¹

- 1.4. In order to inform an assessment of the acceptability of the scheme in relation to impacts on the historic environment, following paragraphs 212 to 216 of the *NPPF*, any harm to the historic environment resulting from the proposed development is also described, including impacts on significance through changes to setting.
- 1.5. As required by paragraph 207 of the *NPPF*, the detail and assessment in this Report is considered to be *"proportionate to the assets' importance"*.²
- 1.6. The development proposals have been subject to pre-application advice from the Local Planning Authority under LPA reference ENQ/2025/00229 and have been refined following Officer feedback.

¹ Ministry of Housing, Communities & Local Government (MHCLG), *National Planning Policy Framework (NPPF)* (London, December 2024), para. 207.

² MHCLG, *NPPF*, para. 207.

2. Proposed Development

2.1. The application seeks Planning Permission and Listed Building Consent for extensions and internal and external alterations to Little Courts.

2.2. The full schedule of works is as follows:

- single storey kitchen extension on north and east elevations;
- reinstatement of a blocked opening on east elevation;
- reinstatement of door openings to north elevation and east gable of east wing;
- gable fronted extension to south elevation of the north wing;
- new internal partitions to form a boot room and en-suite and other minor changes to the internal layout; and

- insertion of small window opening on south elevation adjacent to front door

2.3. The proposals are detailed on the following plans which form the application package and which this assessment considers:

- Existing Floor Plans Drawing No. SMH/26/15/14-01
- Existing Elevations Drawing No. SMH/26/15/14-02
- Proposed Ground & First Floor Drawing No. 255-PP02
- Proposed North East and North West Elevations
- Proposed South East Elevation
- Proposed Kitchen Section Drawing No. 255-PP05

2.4. **Section 7** of this Report presents an analysis of the impact of the proposed development on identified heritage assets discussed in **Section 6**.

3. Methodology

- 3.1. The aims of this Report to assess the significance of the heritage resource within the Site/study area, to assess any contribution that the Site makes to the heritage significance of the identified heritage assets, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused, if relevant.

- 3.2. This assessment considers built heritage only.

Sources

- 3.3. The following key sources have been consulted as part of this assessment:

- The National Heritage List for England for information on designated heritage assets;
- Historic maps available online; and
- Google Earth satellite imagery.

Site Visit

- 3.4. A site visit was undertaken by a Heritage Consultant from Pegasus Group on the 26th November 2024, during which the Site and its surrounds were assessed.

Photographs

- 3.5. Photographs included in the body text of this Report are for illustrative purposes only to assist in the discussions of heritage assets, their settings, and views, where relevant. Unless explicitly stated, they are not accurate visual representations of the site or development proposals, nor do they conform to any standard or guidance i.e., the Landscape Institute Technical Guidance Note 06/19. However, the photographs included are intended to be an honest representation and are taken without the use of a zoom lens or edited, unless stated in the description or caption.

Assessment Methodology

- 3.6. Full details of the assessment methodology used in the preparation of this Report are provided within **Appendix 1**. However, for clarity, this methodology has been informed by the following:

- *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment (hereafter GPA:2)*;³

³ Historic England, *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment (GPA:2)* (2nd edition, Swindon, July 2015).

- *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) – The Setting of Heritage Assets*, the key guidance of assessing setting (hereafter GPA:3);⁴
- *Historic England Advice Note 1 (Second Edition) – Conservation Area Appraisal, Designation and Management* (hereafter HEAN:1).⁵
- *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (hereafter HEAN:12);⁶ and
- *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*.⁷

⁴ Historic England, *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets* (GPA:3) (2nd edition, Swindon, December 2017).

⁵ Historic England, *Historic England Advice Note 1 – Conservation Area Appraisal, Designation and Management* (HEAN:1) (2nd edition, Swindon, February 2019).

⁶ Historic England, *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (HEAN:12) (Swindon, October 2019).

⁷ English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008).

4. Site Description and Planning History

Site Description

- 4.1. The Site comprises Little Courts and its residential curtilage. Little Courts currently has an L shaped footprint and was formerly three smaller cottages.
- 4.2. Little Courts is situated at the edge of Upper South Wraxall. The locus of the village is the St James Church which is a Grade II* Listed Building (NHLE 1021864). To its east is a building called Church Barn, (possibly a tithe barn for the parish) now in residential use and beyond that Little Courts.

Site Development / Map Regression

- 4.3. Little Courts is not illustrated on Andrews & Drury's map of 1773, but this does not necessarily indicate the building was not extant at this time (Plate 2). Analysis of the building's fabric and features suggests a 17th-century date of construction.
- 4.4. Later cartographic evidence does depict Little Courts and demonstrates its changing footprint. The 1840 Tithe Map shows the building as two cottages with a short projecting north wing (Plate 3). A small garden or paddock is to the west side of the cottages, and a small enclosure to the north.
- 4.5. By the mid to late 19th century, Little Courts comprised three cottages. The 1st edition Ordnance Survey map depicts a longer north wing which appears to have been a humble one up one down cottage (Plate 4). A blocked

doorway on the east elevation may have been the entrance. A pond is shown to the north-east of the cottages.

- 4.6. Ordnance Survey mapping until the mid-20th-century shows little change to the footprint or boundaries of the Site (Plate 6 & 7).
- 4.7. The north and east wing of the Listed Building are now roughly the same size following the construction of an extension to the north gable end in the late 20th-century. The single storey lean-to also appears to date to this period.



Plate 2: Andrews & Drury's map of 1773



Plate 3: 1840 Tithe Map

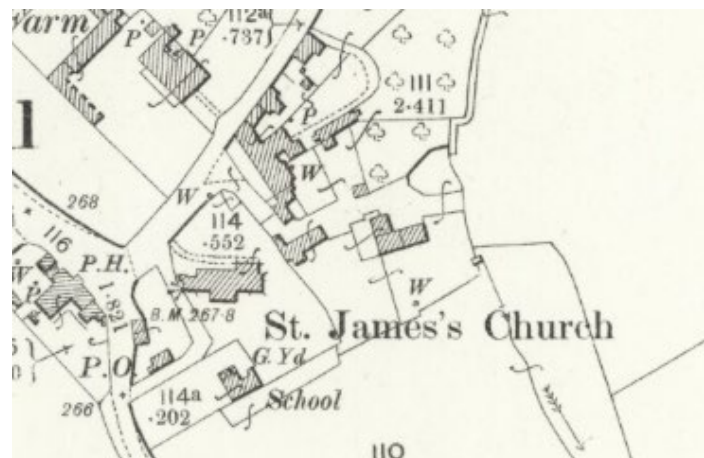


Plate 5: 2nd edition Ordnance Survey map revised 1899

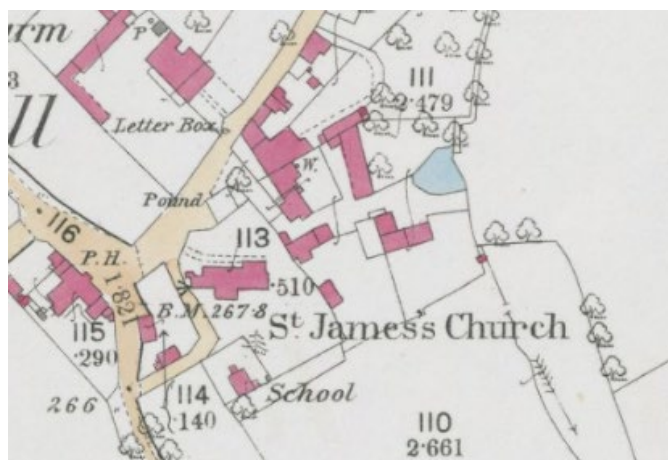


Plate 4: 1st edition Ordnance Survey map surveyed 1886

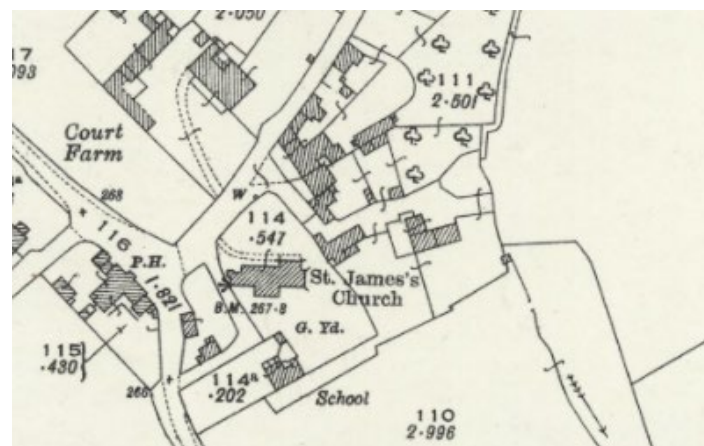


Plate 6: Ordnance Survey map revised 1922



Plate 7: Ordnance Survey map revised 1930-1961



Plate 8: Satellite photo of Little Courts

(Source: Google Earth)

Planning History

- 4.8. The following applications available online are considered relevant to this assessment:

W/80/00947/HIS – Personal study and garage for private car – Approved with conditions.

W/01/00186/LBC & W/01/00185/FUL – Erection of double garage/store – Approved with Conditions.

W/01/00041/LBC – Conversion of garage to kitchen and loft space into bedroom – Approved with Conditions.

PL/2024/10585 & PL/2024/10942 – Stripping and recovering of existing roof re-using salvaged tiles with the insertion of one new conservation roof light and the replacement of failed roof light – Approved with Conditions.

- 4.9. The current development proposals have been subject to pre-application advice from the Local Planning Authority under LPA reference **ENQ/2025/00229**. With regard to the Grade II Listed Little Court, the Officer advised that the *“proposed size and scale of the proposal would be subservient to the existing built form of the host dwelling.”*

- 4.10. With regards to the Lower & South Wraxall Conservation Area., the Officer stated:

“the scheme would likely be commensurate to the size of the property and plot and would be unlikely to detrimentally impact the setting of the conservation area, as any additional form would be erected within the built envelope of the application site.

5. Policy Framework

Legislation

- 5.1. Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and their settings and Conservation Areas.⁸
- 5.2. In addition to the statutory obligations set out within the aforementioned Act, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.⁹
- 5.3. Full details of the relevant legislation are provided in **Appendix 2**.

National Planning Policy Guidance

- 5.4. National Planning Policy guidance relating to the historic environment is provided within Section 16 of the Government's *National Planning Policy Framework (NPPF)*, an updated version of which was published in December 2024. The *NPPF* is also supplemented by the national *Planning Policy Guidance (PPG)* which comprises a full

and consolidated review of planning practice guidance documents to be read alongside the *NPPF* and which contains a section related to the Historic Environment.¹⁰ The PPG also contains the *National Design Guide*.¹¹

- 5.5. Full details of the relevant national policy guidance are provided within **Appendix 3**.

The Development Plan

- 5.6. Applications for Planning Permission and Listed Building Consent within the site are currently considered against the policy and guidance set out within Development Plan which comprises the following documents (noting that only some policies of the documents remain 'saved'):
 - Wiltshire Core Strategy adopted in 2015.
 - Wiltshire Housing Site Allocations Plan
- 5.7. Within the Core Strategy, Core Policy 58: *Ensuring the Conservation of the Historic Environment* is pertinent to this pre-application submission:

"Development should protect, conserve and where possible enhance the historic environment."

⁸ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

⁹ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

¹⁰ Ministry of Housing, Communities and Local Government (MHCLG), *Planning Practice Guidance: Historic Environment (PPG)* (revised edition, 14th February 2024), <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

¹¹ Ministry of Housing, Communities and Local Government (MHCLG), *National Design Guide* (London, January 2021).

Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- i. nationally significant archaeological remains*
- ii. World Heritage Sites within and adjacent to Wiltshire*
- iii. buildings and structures of special architectural or historic interest*
- iv. the special character or appearance of conservation areas*
- v. historic parks and gardens*
- vi. important landscapes, including registered battlefields and townscapes.*

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping). Heritage assets at risk will be monitored and development proposals that

improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications".

6. The Historic Environment

- 6.1. The following Section provides an assessment of elements of the historic environment that have the potential to be impacted upon by the proposed development.
- 6.2. As set out in **Section 1**, the Site comprises the Grade II Listed building called Little Courts.
- 6.3. With regards to other heritage assets within the surrounds of the Site, Step 1 of the methodology recommended by *GPA3* (see methodology), is to identify which heritage assets might be affected by a proposed development.¹²
- 6.4. Development proposals may adversely impact heritage assets where they remove a feature which contributes to the significance of a heritage asset, or where they interfere with an element of a heritage asset's setting which contributes to its significance, such as interrupting a key relationship or a designed view.
- 6.5. It is however widely accepted (paragraph 220 of the *NPPF*) that not all parts of a heritage asset will necessarily be of equal significance.¹³ In some cases, certain elements of a heritage asset can accommodate substantial changes whilst preserving the significance of the asset.
- 6.6. Significance can be derived from many elements, including the historic fabric of a building or elements of its surrounds.
- 6.7. Consideration, based upon professional judgement and on-site analysis, was therefore made as to whether any of the heritage assets present within the surrounding area may include the Site as part of their setting, whether the site contributes to their overall heritage significance, and whether the assets may potentially be affected by the proposed scheme as a result.
- 6.8. It has been observed that the following heritage assets have the potential to be sensitive to the development proposals and thus these have been taken forward for further assessment below:
- Little Courts (the application Site) – Grade II Listed; and
 - Lower & South Wraxall Conservation Area.
- 6.9. With regard to other heritage assets in the vicinity of the Site, assessment has concluded that the site does not form any part of setting that positively contributes to overall heritage significance due the nature of the asset and a lack of visual connections, spatial relationships or historic connections. Accordingly, the proposed development is not anticipated to result in a change that would impact upon the overall heritage significance of

¹² Historic England, *GPA3*, p. 4.

¹³ MHCLG, *NPPF*, para. 220.

these assets. Other heritage assets have therefore been excluded from further assessment within this Report.

Little Courts – Grade II Listed Building

- 6.10. Little Courts was added to the National List at Grade II on 14th June 1988 (NHLE 1021870). The List Entry describes the building as follows:

"Three cottages, now one house. Late C17 and C18, altered C20. Rubble stone, double Roman tiled roof, stone stacks. L-plan. Single storey and attic, 2-window. Glazed door to left, two 3-light ovolo-mullioned casements with hoodmoulds to right; one is concrete C20 replacement. Two full attic gables with 3-light ovolo-mullioned casements, coped verges, C20 garage attached to right. Right return has two C20 doors, 2-light casements and 2-light ovolo-mullioned casement to ground floor and four 2-light first floor casements with gables. Rear has blocked doorway, C20 extension and attic dormer, rear of wing has ovolo-mullioned casement, C20 inserted garage opening to left, now with C20 mullioned casement. Interior has chamfered beams, open fireplace with cambered lintel on stone jambs."

- 6.11. A full copy of the List Entry is included at **Appendix 4**.
- 6.12. As set out within the Listed entry, Little Courts is a rubble stone-built range formerly of three cottages, previously amalgamated into a single residence. The roof covering is double Roman tiles. The building is single storey with habitable attic accommodation served by a series of gabled dormer windows.

- 6.13. The building's fabric and historic mapping evidence how the building has been altered since its original construction in the 17th century.
- 6.14. The roof eaves of the south elevation are higher than the eaves of the north (rear) elevation which could suggest the cottages were re-fronted to increase the ceiling height in the attic (Plate 11).
- 6.15. The building's fenestration is a mix of modern paired or tripartite casements windows in original or altered openings. Windows are rather informally arranged across elevations, indicative of the piecemeal development of the building over many years. Some windows exhibit a high standard of masonry typical of 16th and 17th-century buildings, with hooded drip moulds and carved mullions combining decoration and utility.
- 6.16. The south elevation appears to be the front elevations of two, three bay cottages each with a roughly central doorway, as shown on the 1840 Tithe Map. There is evidence of a blocked doorway and first floor window on the east gable end, and two possibly blocked windows or vents (Plate 11). To the left of the north (rear) elevation is a disproportionate 20th-century window with timber casement frames and stone mullions, in place of a previous garage door (Plate 15).
- 6.17. The short north wing depicted on the 1st edition Ordnance Survey map appears to have been one up one down cottage. The thickness of the wall between the two wings of the building supports this. A blocked doorway on the east elevation may have been the main entrance (Plate 14).

- 6.18. The north and east wing of the Listed Building are now roughly the same size following the construction of an extension (later converted from a garage to kitchen) to the north gable end in the late 20th century. This later addition has taken design cue from the original building, with hood mould detailing and mullioned windows. The single storey lean-to also appears to date to this period.
- 6.19. Internally, there are some interior features of particular interest. As noted in the listing entry, the living room retains an open fireplace with cambered lintel on stone jambs (Plate 20). The ceiling beams in one of the ground floor living spaces have chamfered edges and may be original (Plate 21).



Plate 9: Left side of south elevation showing part of the original 17th -century building



Plate 10: Right side of south elevation



Plate 11: Blocked openings on east gable end



Plate 12: View of the east elevation of the building and location of the proposed extension



Plate 13: Close up view of the junction between earlier cottages and 19th-century north cottage



Plate 14: Blocked doorway with quoins to north cottage



Plate 15: North elevation with 20th-century ground floor window which replaced a garage door opening



Plate 16: 20th -century north wing with lean to on northeast elevation



Plate 17: View of north and east elevations of listed building and location of proposed extension



Plate 18: North gable end of 20th century north wing



Plate 19: Open hearth with stone surround



Plate 20: Open fireplace with stone lintel and jambs



Plate 21: Chamfered ceiling beams and later grooved joists



Plate 22: Interior view

Statement of Significance

- 6.20. The Grade II Listing of the building highlights it is a heritage asset of the less than the highest significance as defined by the *NPPF*.¹⁴ This significance is consolidated by its inclusion within the boundaries of the Lower & South Wraxall Conservation Area.
- 6.21. The heritage significance of Little Courts is principally embodied in its historic, architectural, and archaeological interest and historic fabric, as a 17th-century rural dwelling which has been adapted over successive centuries. The quality of its earlier stonework, particularly the detailing of the original window openings, suggests the building previously had a more elevated status and enhances its architectural interest.
- 6.22. The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its "*setting*") which are considered to contribute to its heritage significance comprise:
- The garden from which the building's significance can be best appreciated, in particular in views of the south elevation;
 - The boundaries of the site which reflect the layout of the land from at least the 18th century; and

- The adjacent agricultural fields which contextualise the building as a rural vernacular dwelling.

Lower & South Wraxall Conservation Area

- 6.23. The Lower & South Wraxall Conservation Area was first designated on the 31st March 1981.
- 6.24. A brief Conservation Area Management Plan and Character Appraisal was published in the 1990s. This document identifies three main character areas within the Conservation Area: the Manor House and environs, South Wraxall and Lower Wraxall.
- 6.25. Little Courts is located within the South Wraxall area which encompasses the 15th-century Parish Church and the 17th-century Long Arms public house which face each other at a crossroads. Dwellings and former farm buildings are clustered around these buildings which represented the spiritual and social heart of village life.
- 6.26. Buildings in the settlement are mainly 17th/18th-century in date, constructed in locally sourced stone with slate or tiled roofs in the vernacular style of the region. Roads are typically narrow, and the village is enveloped by trees as its outer fringes.
- 6.27. To the north is the Manor House, which is believed to have been constructed on the site of an earlier Manor.

¹⁴ MHCLG, *NPPF*, para. 213.

Together with the 15th-century Church, this layout is indicative of a dispersed polyfocal Medieval settlement.

Statement of significance

- 6.28. The significance of the Lower & South Wraxall Conservation Area is principally derived from its historic, architectural and archaeological interests as a rural Wiltshire village with a discernible Medieval history, expressed in both its built environment and the layout of the settlement.

The contribution of the site

- 6.29. As a 17th-century building constructed using locally available materials, Little Courts makes a positive contribution to the character and appearance and thus significance of the wider Conservation Area.

Summary

- 6.30. These assessment works have concluded that only the Grade II Listed Little Courts and the Lower & South Wraxall Conservation Area have the potential to be sensitive to the development proposals under consideration and will be discussed in detail within the assessment section below.

7. Assessment of Impacts

- 7.1. This Section addresses the heritage planning issues that warrant consideration in the determination of the application for Listed Building Consent and Planning Permission in line with the proposals set out within **Section 3** of this Report.
- 7.2. As detailed above, the *Planning and Compulsory Purchase Act (2004)* requires that applications for Planning Permission are determined in accordance with the Development Plan, unless material considerations indicate otherwise. The policy guidance set out within the *NPPF* is considered to be a material consideration which attracts significant weight in the decision-making process.
- 7.3. The statutory requirement set out in Section 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* confirms that special regard should be given to the preservation of the special historic and architectural interest of Listed Buildings and their settings. Section 72(1) of the Act confirms that special attention should be paid to the desirability of preserving or enhancing the character or appearance of the asset, as well as the protection of the character and appearance of a Conservation Area.
- 7.4. In addition, the *NPPF* states that the impact of development proposals should be considered against the particular significance of heritage assets, such as Listed

Buildings and Conservation Areas, and this needs to be the primary consideration when determining the acceptability of the proposals.

- 7.5. It is also important to consider whether the proposals cause harm. If they do, then one must consider whether the harm represents "*substantial harm*" or "*less than substantial harm*" to the identified designated heritage assets, in the context of paragraphs 214 and 215 of the *NPPF*.¹⁵ With regard to non-designated heritage assets, potential harm should be considered within the context of paragraph 216 of the *NPPF*.¹⁶
- 7.6. The *PPG* clarifies that within each category of harm ("*less than substantial*" or "*substantial*"), the extent of the harm may vary and should be clearly articulated.¹⁷
- 7.7. The guidance set out within the *PPG* also clarifies that "*substantial harm*" is a high test, and that it may not arise in many cases. It makes it clear that it is the degree of harm to the significance of the asset, rather than the scale of development, which is to be assessed.¹⁸ In addition, it has been clarified in a High Court Judgement of 2013 that substantial harm would be harm that would:

¹⁵ MHCLG, *NPPF*, paras. 214 and 215.

¹⁶ MHCLG, *NPPF*, para. 216.

¹⁷ MHCLG, *PPG*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

¹⁸ MHCLG, *PPG*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

"...have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced."¹⁹

Little Courts

- 7.8. The proposed development under consideration is two extensions to the property to provide a modern kitchen/dining room and an additional bedroom and internal and external alterations including minor changes to openings.
- 7.9. The kitchen extension would be single storey and located in the crook of the L-shaped range at its north and east elevations.
- 7.10. The building was constructed in the vernacular tradition and so does not have a designed principal elevation per se. However, the south and west elevations of the historic cottages are better preserved and convey more architectural interest in terms of construction, stonework, and fenestration. Owing to numerous alterations over the years, the north and east elevations to the rear of the building are considered less sensitive to change.
- 7.11. The main body of the extension, as illustrated in the accompanying architectural plans, would have a hipped slate roof incorporating a glazed roof lantern. Along its east side would be an oak framed veranda with a glazed eastern elevation under a mono pitched glazed roof. The extension would be subordinate in scale to its host, sitting below the eaves of the roof.

- 7.12. There would be minimal impact on fabric of historic interest as access to the extension would be via the two currently blocked doorways on the east and north elevations. This would also improve the flow of the building, which has evolved in a piecemeal fashion given its origins as three separate dwellings, allowing the kitchen to become a circulation space providing access into the drawing room in the east wing and the proposed dining room in the north wing. The installation of the Kitchen within the proposed new extension also allows the historic core of the house to remain preserved and retained whilst facilitating the creation of a modern kitchen space for the property.
- 7.13. While the rear (north and east) elevations of Little Courts are considered to have less architectural interest, the patchwork of stonework articulates the building's evolution over the years so has historic interest. The stone walls will therefore be left exposed internally.
- 7.14. It is also proposed to extend and alter the 20th-century northern wing to create an additional bedroom. This would replace the existing lean-to extension which appears at odds with the rest of the building and appears to date to the late 20th-century so no historic fabric of interest will be lost
- 7.15. The extension would have rubble stone side elevations, and a glazed oak screen with French doors at its east gable end which would tie in with the kitchen extension and mirror the gabled form of the east wing.

¹⁹ EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council.

- 7.16. Some changes to existing and blocked openings are proposed. The blocked opening on the east gable of the east wing would also be reinstated, retaining its quoins and lintel.
- 7.17. Furthermore, it is proposed to replace the 20th-century casement windows in the former garage door opening on the north elevation of the south range which does not contribute to the building's significance. The existing fenestration appears disproportionately wide and does not complement the traditional character of the building.
- 7.18. In its place, a set of bespoke French doors with side lights is proposed which would add more verticality to the fenestration. The hood mould will be retained. The stone below the existing window is not historic so there will be no impact on the building's oldest fabric.
- 7.19. A small oval light is proposed next to the front door of the building on its southern elevation. This would result in the minor loss of stonework but would not impact on any features of note and would improve the light levels in the entrance hall.
- 7.20. Internally, new partitions in the northern wing would create an en-suite for the proposed bedroom, and a boot room. These additions would not impact historic fabric, and relate to a later phase of the building which has already been subject to some change with the installation of a fitted kitchen.
- 7.21. The proposed extensions have been designed to be subordinate to the Listed Building and complement it in

terms of its materiality. The minor internal and external alterations proposed would have minimal impact on historic fabric and would preserve the legibility of the building's evolution while adding another layer of adaptation to the building to make it into a comfortable 21st-century home.

Lower & South Wraxall Conservation Area

- 7.22. When considering potential impacts on the Conservation Area, it is important to note that the site forms only one small part of the asset.
- 7.23. Paragraph 220 of the *NPPF* states that it is necessary to consider the relevant significance of the element of the Conservation Area which has the potential to be affected and its contribution to the significance of the designation as a whole, i.e., would the application proposals undermine the significance of the Conservation Area as a whole? ²⁰
- 7.24. The extension has been designed to complement the built form and locally distinctive materials of Little Courts and the surrounding area. Together with the discrete location and scale of the proposed extension, the proposed development is not considered to have any impact on the character and appearance and thus significance of the wider Conservation Area.

Conclusions

²⁰ MHCLG, *NPPF*, para. 220.

- 7.25. Informed by an assessment of the significance of Little Courts, this assessment has concluded that the proposed extension and minor internal and external works to the property would preserve the special architectural and historic interests of the Grade II Listed Building. As such, the proposals would conserve the building's significance in accordance with Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy 58 of the Core Strategy, and the NPPF.
- 7.26. With regard to the Lower & South Wraxall Conservation Area, the proposals would have no impact on the character and appearance of the Conservation Area, thereby conserving its significance in accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy 58 of the Core Strategy and the NPPF.

8. Design and Access Statement

- 8.1. The Planning Practice Guidance states that the “*level of detail in a Design and Access Statement should be proportionate to the complexity of the application.*”²¹

Design Principles

- 8.2. The design principles for the extension and internal and external alterations to the building have taken account of the special architectural and historic interest of the Grade II Listed building, as described in detail in **Section 7**. Interventions primarily relate to areas of lesser significance, and historic openings would be reinstated to conserve historic fabric of interest.
- 8.3. The design of the extension has been informed by the vernacular character of the host building, incorporating traditional materials including rubble stone elevations, and timber framing to create a new sensitively designed layer to the multi-period property.

Access

- 8.4. The proposed development would not impact on the current access arrangement to the site, or to neighbouring buildings. It would therefore have no impact on the residential amenity of neighbours.

Consultation

- 8.5. There are no issues relating to access arising from the proposed development. Therefore, no consultation other than the pre-application discussions with the LPA has been undertaken.

²¹ MHCLG, PPG, Paragraph: 029 (ID: 14-029-20140306 Revision date: 06 03 2014).

Appendix 1: Assessment Methodology

Assessment of significance

In the *NPPF*, heritage significance is defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”²²

Historic England's *GPA:2* gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.²³

In order to do this, *GPA 2* also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage's *Conservation Principles*.²⁴ These essentially cover the heritage 'interests' given in the glossaries of the *NPPF* and the *PPG* which are archaeological, architectural and artistic, and historic.²⁵

The *PPG* provides further information on the interests it identifies:

- **Archaeological interest:** As defined in the *Glossary to the National Planning Policy*

²² MHCLG, *NPPF*, Annex 2.

²³ Historic England, *GPA:2*.

²⁴ Historic England, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These heritage values

Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

- **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but
- **8/7*** can also provide meaning for communities derived from their collective experience of a

are identified as being 'aesthetic', 'communal', 'historical' and 'evidential', see *idem* pp. 28–32.

²⁵ MHCLG, *NPPF*, Annex 2; MHCLG, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

place and can symbolise wider values such as faith and cultural identity.²⁶

Significance results from a combination of any, some, or all of the interests described above.

Historic England guidance on assessing heritage significance, *HEAN:12*, advises using the terminology of the *NPPF* and *PPG*, and thus it is that terminology which is used in this Report.²⁷

Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

Setting and significance

As defined in the *NPPF*:

“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”²⁸

Setting is defined as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”²⁹

Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

Levels of significance

Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

In accordance with the levels of significance articulated in the *NPPF* and the *PPG*, three levels of significance are identified:

- **Designated heritage assets of the highest significance**, as identified in paragraph 213 of the *NPPF*, comprising Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 75 of the *NPPF*;³⁰
- **Designated heritage assets of less than the highest significance**, as identified in paragraph 213 of the *NPPF*, comprising Grade II Listed

²⁶ MHCLG, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

²⁷ Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets*, Historic England Advice Note 12 (Swindon, October 2019).

²⁸ MHCLG, *NPPF*, Annex 2.

²⁹ MHCLG, *NPPF*, Annex 2.

³⁰ MHCLG, *NPPF*, para. 213 and fn. 75.

Buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas);³¹ and

- **Non-designated heritage assets.** Non-designated heritage assets are defined within the PPG as “buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets”.³²

Additionally, it is of course possible that sites, buildings or areas have no heritage significance.

Grading significance

There is no definitive grading system for assessing or categorising significance outside of the categories of Designated Heritage Assets and Non-Designated Heritage Assets, specifically with regards to the relative significance of different parts of an asset.

ICOMOS guidance recognises that a degree of professional judgement is required when defining significance:

“...the value of heritage attributes is assessed in relation to statutory designations, international or national, and priorities or recommendations set out in national research agendas, and ascribed values. Professional judgement is then used to determine the

importance of the resource. Whilst this method should be used as objectively as possible, qualitative assessment using professional judgement is inevitably involved.”³³

This assessment of significance adopts the following grading system:

- **Highest significance:** Parts or elements of a heritage asset, or its setting, that are of particular interest and are fundamental components of its archaeological, architectural, aesthetic or historic interest, and form a significant part of the reason for designation or its identification as a heritage asset. These are the areas or elements of the asset that are most likely to warrant retention, preservation or restoration.
- **Moderate significance:** Parts or elements of the heritage asset, or its setting, that are of some interest but make only a modest contribution to the archaeological, architectural, aesthetic or historic interest of the heritage asset. These are likely to be areas or elements of the asset that might warrant retention but are capable of greater adaption and alteration due to their lesser relative significance.
- **Low or no significance:** Parts or elements of the heritage asset, or its setting, that make an insignificant, or relatively insignificant

³¹ MHCLG, *NPPF*, para. 213.

³² MHCLG, *PPG*, paragraph 039, reference ID: 18a-039-20190723.

³³ International Council on Monuments and Sites (ICOMOS), *Guidance on Heritage Impact Assessment for Cultural World Heritage Properties* (Paris, January 2011), paras. 4-10.

contribution to the archaeological, architectural, aesthetic or historic interest of the heritage asset. These are likely to be areas or elements of the asset that can be removed, replaced or altered due to their minimal or lack of significance and are areas and elements that have potential for restoration or enhancement through new work.

Assessment of harm

Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighing exercise as required by the NPPF.

In accordance with key policy, the following levels of harm may potentially be identified for designated heritage assets:

- **Substantial harm or total loss.** It has been clarified in a High Court Judgement of 2013 that this would be harm that would *"have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced"*,³⁴ and
- **Less than substantial harm.** Harm of a lesser level than that defined above.

With regards to these two categories, the PPG states:

"Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated."³⁵

Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle, and upper end of the less than substantial harm spectrum/scale.

With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the NPPF requires that the scale of any harm or loss is articulated whilst having regard to the significance of the asset. Harm to such assets is therefore articulated as a level of harm to their overall significance, using descriptors such as minor, moderate and major harm.

It is also possible that development proposals will cause no harm or preserve the significance of heritage assets. Here, a High Court Judgement of 2014 is relevant. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, *"preserving"* means doing *"no harm"*.³⁶

Preservation does not mean no change, it specifically means no harm. GPA:2 states that *"Change to heritage assets is inevitable but it is only harmful when significance is damaged"*.³⁷ Thus, change is accepted in Historic England's guidance as part of the evolution of

³⁴ Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin), para. 25.

³⁵ MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

³⁶ R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).

³⁷ Historic England, GPA:2, p. 9.

the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

As part of this, setting may be a key consideration. When evaluating any harm to significance through changes to setting, this Report follows the methodology given in *GPA:3*, described above.

Fundamental to this methodology is a consideration of “*what matters and why*”.³⁸ Of particular relevance is the checklist given on page 13 of *GPA:3*.³⁹

It should be noted that this key document also states:

“Setting is not itself a heritage asset, nor a heritage designation...”⁴⁰

Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage interests that contribute to this significance, through changes to setting.

With regards to changes in setting, *GPA:3* states that:

“Conserving or enhancing heritage assets by taking their settings into account need not prevent change”.⁴¹

Additionally, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require Planning Permission to be refused. This point has been clarified in the Court of Appeal.⁴²

³⁸ Historic England, *GPA:3*, p. 8.

³⁹ Historic England, *GPA:3*, p. 13.

⁴⁰ Historic England, *GPA:3*, p. 4.

⁴¹ Historic England, *GPA 3*, p. 8.

⁴² *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061.

Appendix 2: Legislative Framework

Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and Conservation Areas.⁴³ It does not provide statutory protection for non-designated or Locally Listed heritage assets.

Section 16 (2) of the Act relates to the consideration of applications for Listed Building Consent and states that:

“In considering whether to grant listed building consent for any works the local planning authority or 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.”⁴⁴

Section 66(1) of the Act goes on to state that:

“In considering whether to grant planning permission [or permission in principle] 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.”⁴⁵

In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case, Sullivan LJ held that:

“Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”⁴⁶

With regards to development within Conservation Areas, Section 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* states:

“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”⁴⁷

⁴³ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

⁴⁴ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16(2).

⁴⁵ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66(1).

⁴⁶ Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137. para. 24.

⁴⁷ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72(1).

Unlike Section 66(1), Section 72(1) of the Act does not make reference to the setting of a Conservation Area. This makes it plain that it is the character and appearance of the designated Conservation Area that is the focus of special attention.

In addition to the statutory obligations set out within the *Planning (Listed Buildings and Conservations Area) Act 1990*, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.⁴⁸

⁴⁸ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

Appendix 3: National Policy Guidance

The National Planning Policy Framework (December 2024)

National policy and guidance is set out in the Government's *National Planning Policy Framework (NPPF)* published in December 2024. This replaced and updated the previous *NPPF* (December 2023). The *NPPF* needs to be read as a whole and is intended to promote the concept of delivering sustainable development.

The *NPPF* sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The *NPPF* continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the *NPPF*. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

The purpose of the planning system is to contribute to the achievement of sustainable development and the *NPPF* sets out three 'objectives' to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the *NPPF*. The presumption is set out in full at paragraph 11 of the *NPPF* and reads as follows:

"Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;***
- b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:***
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting***

the overall scale, type or distribution of development in the plan area; or

- ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

For decision-taking this means:

- a. *approving development proposals that accord with an up-to-date development plan without delay; or*
- b. *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i. *the application policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
 - ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations,*

making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”⁴⁹

However, it is important to note that footnote 7 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

“The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 189) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.”⁵⁰ (our emphasis)

The NPPF continues to recognise that the planning system is plan-led and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

Heritage Assets are defined in the NPPF as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage

⁴⁹ MHCLG, NPPF, para. 11.

⁵⁰ MHCLG, NPPF, para. 11, fn. 7.

assets and assets identified by the local planning authority (including local listing)."⁵¹

The NPPF goes on to define a Designated Heritage Asset as a:

"World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation."⁵²

As set out above, significance is also 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. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."⁵³

Section 16 of the NPPF relates to 'Conserving and enhancing the historic environment' and states at paragraph 208 that:

"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on

a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."⁵⁴

Paragraph 210 goes on to state that:

"In determining planning applications, local planning authorities should take account of:

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;***
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and***
- c. the desirability of new development making a positive contribution to local character and distinctiveness."***⁵⁵

With regard to the impact of proposals on the significance of a heritage asset, paragraphs 212 and 213 are relevant and read as follows:

"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

⁵¹ MHCLG, NPPF, Annex 2.

⁵² MHCLG, NPPF, Annex 2.

⁵³ MHCLG, NPPF, Annex 2.

⁵⁴ MHCLG, NPPF, para. 208.

⁵⁵ MHCLG, NPPF, para. 210.

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.”⁵⁶

“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. Substantial harm to or loss of:

- a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;**
- b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”⁵⁷**

Section b) of paragraph 213, which describes assets of the highest significance, also includes footnote 75 of the NPPF, which states that non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments should be considered subject to the policies for designated heritage assets.

In the context of the above, it should be noted that paragraph 214 reads as follows:

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site; and**
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and**
- c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and**
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.”⁵⁸**

Paragraph 215 goes on to state:

“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 its optimum viable use.”⁵⁹

⁵⁶ MHCLG, NPPF, para. 212.

⁵⁷ MHCLG, NPPF, para. 213.

⁵⁸ MHCLG, NPPF, para. 214.

⁵⁹ MHCLG, NPPF, para. 215.

The NPPF also provides specific guidance in relation to development within Conservation Areas, stating at paragraph 219 that:

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”⁶⁰

Paragraph 220 goes on to recognise that “not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance” and with regard to the potential harm from a proposed development states:

“Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.”⁶¹ (our emphasis)

With regards to non-designated heritage assets, paragraph 216 of NPPF states that:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”⁶²

Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Planning Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.

National Planning Practice Guidance

The then Department for Communities and Local Government (now the Ministry of Housing, Communities & Local Government (MHCLG)) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.

⁶⁰ MHCLG, NPPF, para 219.

⁶¹ MHCLG, NPPF, para. 220.

⁶² MHCLG, NPPF, para. 216.

This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

The PPG has a discrete section on the subject of the Historic Environment, which confirms that the consideration of ‘significance’ in decision taking is important and states:

“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”⁶³

In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

“In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm

may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.”⁶⁴ (our emphasis)

National Design Guide:

Section C2 relates to valuing heritage, local history and culture and states:

“When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.”⁶⁵

“Sensitive re-use or adaptation adds to the richness and variety of a scheme and to its diversity of activities and users. It helps to integrate heritage into proposals in an environmentally sustainable way.”⁶⁶

⁶³ MHCLG, PPG, paragraph 007, reference ID: 18a-007-20190723.

⁶⁴ MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

⁶⁵ MHCLG, NDG, para. 46.

⁶⁶ MHCLG, NDG, para. 47.

It goes on to state that:

"Well-designed places and buildings are influenced positively by:

- ***the history and heritage of the site, its surroundings and the wider area, including cultural influences;***
- ***the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;***
- ***the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details – see Identity.***

Today's new developments extend the history of the context. The best of them will become valued as tomorrow's heritage, representing the architecture and placemaking of the early 21st century."⁶⁷

⁶⁷ MHCLG, NDG, paras. 48–49.

Appendix 4: Little Courts List Entry

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1021870**

Date first listed: **14-Jun-1988**

List Entry Name: **LITTLE COURTS**

Statutory Address 1: **LITTLE COURTS, UPPER WRAXALL**

Location

Statutory Address: **LITTLE COURTS, UPPER WRAXALL**

The building or site itself may lie within the boundary of more than one authority.

District: **Wiltshire (Unitary Authority)**

Parish: **South Wraxall**

National Grid Reference: **ST8332064798**

Details

ST 86 SW SOUTH WRAXALL UPPER WRAXALL (east side)

4/208 Little Courts

March 2026 | ES | P24-3055

GV

Three cottages, now one house. Late C17 and C18, altered C20. Rubble stone, double Roman tiled roof, stone stacks. L-plan. Single storey and attic, 2-window. Glazed door to left, two 3-light ovolo-mullioned casements with hoodmoulds to right; one is concrete C20 replacement. Two full attic gables with 3-light ovolo-mullioned casements, coped verges, C20 garage attached to right. Right return has two C20 doors, 2-light casements and 2-light ovolo-mullioned casement to ground floor and four 2-light first floor casements with gables. Rear has blocked doorway, C20 extension and attic dormer, rear of wing has ovolo-mullioned casement, C20 inserted garage opening to left, now with C20 mullioned casement. Interior has chamfered beams, open fireplace with cambered lintel on stone jambs.

Listing NGR: ST8332064798

Legacy

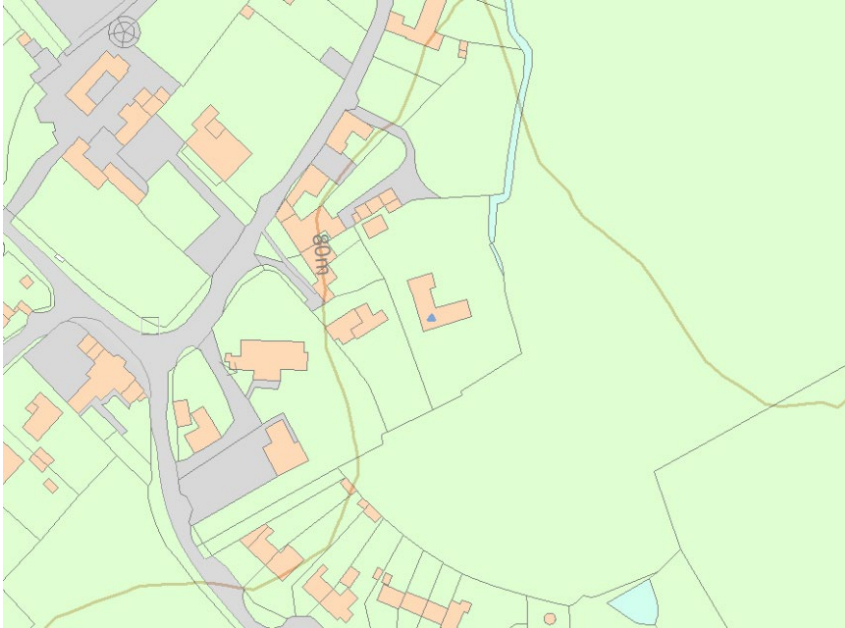
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Legacy System number: **314654**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

Planning (Listed Buildings and Conservation Areas) Act 1990
Town & Country Planning Act 1990 (as amended)
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