

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION & LISTED BUILDING CONSENT DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09650 & PL/2026/00471
APPLICATION TYPE:	Householder Planning Permission & Listed Building Consent
SITE ADDRESS:	Lanhill House, Lanhill, Chippenham, SN14 6LY
DEVELOPMENT DESCRIPTION:	Alterations to annex (retrospective)
RECOMMENDATION:	That Planning Permission and Listed Building Consent be GRANTED

PROPOSAL

The proposal seeks retrospective Planning Permission and Listed Building consent for internal and external alterations to the annex located within the curtilage of Lanhill House. The application is submitted on a dual Householder and Listed Building Consent application form.

Permission is sought for the following works which have previously been undertaken to the annex:

- The conversion of the store room to create a utility room/plant room with small hallway with internal partition walling
- Installation of mezzanine floor above the kitchen/dining area
- Knock through from the kitchen to the garden/living room
- New finishes to the floors, walls and ceiling within the garden room
- Knock through from the garden room to the utility/plant room with new finishes to the floor, walls and ceiling
- Door from the external courtyard into the hall within the utility room/plant room

Internally, the existing store room was located at the far end of the annex adjacent to the garaging section. The room has been converted into a utility/plant room to serve the annex, whilst the wall has been knocked through to create a hallway and walkthrough to connect the room to the adjacent living/garden room. Within the utility/plant room, internal partitioning has been installed to separate the utility and plant room from the hallway and to create internal storage spaces to enable the plant to be concealed within the room. Externally to the newly created hallway, a wooden entrance door has been installed for access from the external courtyard and parking area.

A mezzanine level has also been introduced above the existing kitchen and dining area, which is accessed via a staircase that has been installed from the ground floor. The substantial internal triangular roof beams have been retained, and the mezzanine design incorporates this structure with the new floor constructed to align with the bottom of the beams. The mezzanine does not extend across the full width of the living and dining space, resulting in a smaller upper-level sitting area. Similarly, a walkway and doorway has been created by knocking through the wall from the living/dining area to enable direct access into the adjacent kitchen/dining area.



Internal photos to illustrate the creation of the mezzanine floor above the kitchen and dining space

The bi-fold door to the garden room, enabling access to the rear amenity space, has been replaced yet appears similar in style to that approved within the 1990 applications, whilst decorative finishes have been introduced throughout the annex with new finishes to the walls, floors and ceilings within the utility/plant room and living/garden room.



As Approved Floor Plan

Implemented Floor Plan and Mezzanine Plan

SITE DESCRIPTION/CONTEXT

The property known as Lanhill House is a large detached Grade II dwelling house, constructed in C.1850, whilst the annex is considered to have been constructed in C.1885. The estate farm buildings were annexed and sold privately in the 1990s, leaving the annex building within the

curtilage of Lanhill House. The buildings are set in substantial grounds, with the site situated approximately 2 miles north-west of Chippenham.



Images of the Annex – Site Visit Photo (L) and Photo from Heritage Impact Assessment (R)

The annexe is a single storey pitched roof linear building that is attached to the western side of the main building by virtue of a link extension, constructed from stone to the external walls with a stone tiled pitched roof. The annex was previously a former stable block that was converted into a 1 bedroomed annexe in circa 1990 by the previous owners under permissions N/90/03025/LBC & N/90/03026/SEC. The application site is set back from the road and is accessed via large wooden entrance gates facing the highway. The site is situated approx. 30m from Grade II listed former farmyard buildings at Lanhill Farm, as well as approx. 26m SW of Grade II listed Lanhill Cottages.

The official listing entry of the property provides the following description:

“Estate Farmhouse c1845 by James Thomson for J. Neeld of Grittleton House. Squared rubble stone with stone-tiled roofs and clustered octagonal chimney shafts, one group of 4 to ridge of each rear wing and large side wall stack to west side. 2 storey and attic, roughly square plan. Picturesque cottage style. Main front of 2 half-hipped gables overhanging at eaves, 2 first floor oriels with hipped roofs, small paned casements and stone brackets carried down to moulded stone string course and two 2-light moulded recessed stone-mullion windows to ground floor. To centre, projecting thin Italianate porch tower in 4 stages: chamfered doorcase with arched window over, window with bowl-shaped sill and moulded head, then set-off to 3rd stage with sundial panels on 3 sides, then set-off to bell-turret with 2-light arched opening on each side and pyramid roof. West and east sides with paired gables and 2-light recessed moulded stone-mullion windows with smallpaned casements. In north east angle C20 rendered 2-storey range with stone-tiled roof built over original north single storey range with half-hipped cables. Attached at north west angle, long stable range with hipped roof, single storey, with window and door, paired stable doors, single stable door and 6 open bays with circular pillars. - Listing NGR: ST8813975049

The application site is subject to the following planning policy constraints:

- Grade II Listed – Lanhill House
- Grade II Listed – Lanhill Farmhouse and attached stables
- Grade II Listed – Lanhill Cottages
- Countryside Character Area – Avon Vales
- Historic Building Sites and Historic Monuments Record – Rudge and Furrow, Shipway's Brake
- Risk of flooding from surface water – low
- Groundwater levels are either at or very near (within 0.025m of) the ground surface

PLANNING HISTORY

Proposal / Summary

N/91/02264/FUL - DEMOLISH PART OF EXISTING FARMBUILDING ERECT SINGLE STOREY STRUCTURE TO ACOMMODATE SWIMMING POOL WITH ASSOCIATED LANDSCAPING – Refused 16.12.1991

N/91/02265/LBC - DEMOLISH PART OF EXISTING FARMBUILDING ERECT SINGLE STOREY STRUCTURE TO ACOMMODATE SWIMMING POOL WITH ASSOCIATED LANDSCAPING – Refused 16.12.1991

N/91/00454/LBC - REBUILDING OF CHIMNEY STACK FOLLOWING STORM AND LIGHTNING DAMAGE – Approved 26.04.1991

N/90/03026/SEC - CHANGE OF USE TO GARDEN, CONSERVATORY, BARBEQUE, REALIGNED WALLS, NEW ACCESS, GATES AND PIERS AND SELF CONTAINED ANNEXE – Approved 02.09.1991

N/89/02544/FUL - CHANGE OF USE LAND TO GARDEN NEW ACCESS AND DRIVE AND LANDSCAPING – 30.11.1989

N/89/01811/LBC - REALIGNMENT OF LOW HA HA WALL AND REGRADING OF GARDEN TO FRONT OF DWELLING AND CLOSURE OF EXISTING VEHICULAR ACCESS – Approved 01.09.1989

N/90/03025/LBC - INTERNAL ALTERATIONS, CONSERVATORY, BARBEQUE, REALIGNED WALLS NEW GATES AND PIERS – Approved 02.09.1991

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

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

Chippenham Without Neighbourhood Plan 2022-2036:

- Policy CWoNP - HE1: Development should demonstrate good quality design by demonstrating a positive response to the local character of the historic rural landscape
- Policy CWoNP - HE2: Good quality design that responds to the local character of the historic built and natural environment
- Policy CWoNP - HE3: New developments should conserve and preserve historic assets
- Policy CWoNP - BE3: Development proposals must be of a high quality which respects the Local character

Chippenham Design Guide

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

The National Planning Policy Framework (NPPF):

- Section 12: Achieving well designed places
- Section 16: Conserving and Enhancing the Historic Environment

The Planning Practice Guidance

National Design Guide

ISSUES

- Design and Impact upon the character and context of the area
- Residential Amenity
- Heritage Issues

CONSULTATION RESPONSES

Chippenham Without Parish Council: No objection

Wiltshire Council Conservation Officer: No objection –

No Objection to the works in this case -

The proposal is on balance considered to have a neutral impact on the significance of this curtilage listed building.

The previous Planning History has already impacted on the significance of the building in its conversion to residential use to such an extent that the agricultural character of the building has been eroded.

The work in question will not cause further dilution of the original form and design of the structure as a former stable, as the works were limited to modern alterations associated with the domestication of the this former agricultural building rather than its original agricultural design.

Given that the proposal is to retain works previously undertaken, no conditions will be required to control the form of the works.

REPRESENTATIONS

The application was publicised by direct neighbour letter and a site notice displayed on site, however no representations have been made.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design and Impact upon the character and context of the area

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design and materials, with particular regard required for the compatibility of the design with the host dwelling and its surroundings, together with the relationship to adjoining buildings and spaces.

WCS Core Policy 58 states that distinctive elements of Wiltshire's historic environment, 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).

Policy CWoNP - HE1 of the Chippenham Without Neighbourhood Plan states that all new development within the Neighbourhood Plan Area must demonstrate good quality design by demonstrating a positive response to the local character of the historic rural landscape. Policy CWoNP - HE2 states that all new development within the Neighbourhood Plan Area must demonstrate good quality design by responding to the local character of the historic built and natural environment. Policy CWoNP - BE3 states that development proposals must be of a high quality which respects the local character

The Chippenham Design Guide requires good design in existing neighbourhoods, whilst the Wiltshire Design Guide elaborates on WCS Core Policy 57 and requires consideration that should be given to the external appearance, design and materials used for development.

Section 12 of the NPPF relates to achieving well designed places. Section 16 provides guidance relating to all heritage assets, with paragraph 210 highlighting the desirability of sustaining and enhancing the significance of heritage assets and ensuring new development positively contributes to local character and distinctiveness.

The works undertaken to the annex are considered to be sympathetic to the overall character and appearance of the building and its wider setting, and they represent a coherent and well executed standard of design which does not result in unacceptable visual impact. Externally, the only visible alterations comprise the replacement entrance door to the hallway and the installation of the bifold doors within the living/garden room as the remainder of the external built form remains as per the existing arrangement and aesthetic. The works that have been undertaken are modest in nature and are regarded as being in keeping with the established character and appearance of the annex without introducing incongruous features.

In terms of scale, design and materials, the completed works integrate effectively with and respond positively to the existing built form, whilst the internal reconfiguration has improved the usability of the space, creating a more functional layout that better supports its use as an annex rather than a series of separate or disconnected rooms. The introduction of the mezzanine level does not increase the number of bedrooms but instead provides a secondary elevated seating area. Overall, the works contribute to the continued use of the annex and helps ensure its long term viability. Furthermore, due to its position set back from the road and largely concealed by timber entrance gates, the annex and its associated alterations are not visible from public vantage points and therefore do not result in unacceptable visual impact to the wider streetscene.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 and 58 of the Wiltshire Core Strategy, policies CWoNP HE1, HE2 and BE3 of the Chippenham Without Neighbourhood Plan, the Chippenham and Wiltshire Design Guides and section 12 of the NPPF.

Residential Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The properties most sensitive to the developments are 1 and 2 Lodge Cottages, to the north-west of the annex, and Lanhill Farm and Lanhill Stables to the north-east.

The works that have been undertaken to the annex have not increased the footprint of the building, nor has the overall height of the building been altered or increased, therefore the existing separation distances to the surrounding properties has not been diminished. There is a tall stone boundary wall encompassing the site from the north-west, which is adjacent to the

existing entrance gates. Whilst there has not been an increase in opening or glazing resulting from the works undertaken to the annex, the boundary wall still provides a degree of screening to the application site to 1 and 2 Lodge Cottages.

Vantage points of the development site from Lanhill Farm and Lanhill Stables may also be screened owing to the position of the main house. Lanhill House itself is a tall, extensive and dominating building and the position of the annex is to the west elevation. Whilst attached to the main building, its overall height is limited given its single storey built form. The proposed bi-fold doors outlook directly onto the rear amenity space as opposed to towards neighbouring boundaries.

Overall, the proposed works relate solely to internal alterations and minor external changes, thereby the existing built form of the property will remain unchanged and the existing separation distances will be maintained. The works that have been undertaken are not considered to result in demonstrable adverse impacts on the outlook or privacy of the surrounding properties. Furthermore, owing to the nature of the works not resulting in any increase in roof height, bulk, or massing, the proposed works are not considered to result in unacceptable impacts in terms of overshadowing, loss of light or overbearing effects.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Heritage Impact

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

Policy CWoNP - HE3 of the Chippenham Without Neighbourhood Plan states all new development should conserve and preserve historic assets in the Parish commensurate with their historic status. Policy CWoNP - BE3 states that development proposals must be of a high

quality which respects the local character and that Designated Heritage Assets and their settings must be thoroughly considered where appropriate.

The NPPF outlines government policy for planning and is a material planning consideration. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 213 -15 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 202 stated: '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, where appropriate, securing its optimal viable use', whilst Paragraph 210 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

The property is a Grade II listed building but also in proximity to Grade II listed Lanhill Cottage and Lanhill Farmhouse, therefore consideration is required to the impacts upon the significance of these heritage assets. The significance of the main dwelling and annex as a heritage asset is clearly derived from its architectural appearance and date of construction of the main house.

Assessment of harm to the heritage asset

The works have already been undertaken to the annex. Whilst it is acknowledged that the property used to be a formal stable block, the permitted conversion of the building to become an annex had already impacted the significance of the building to such an extent that the previous agricultural nature of the building had already been eroded.

The Wiltshire Council Conservation Officer confirms that the works that have been undertaken will not cause further dilution of the original form of the building given that the works are limited to modern alterations associated with the domestication of the building. Furthermore, their comments also confirm that it is considered that the works undertaken have resulted in a neutral impact to the significance of the building. The Conservation Officer has not objected to the works that have been undertaken and is satisfied that the information provided as part of the submission adequately demonstrates the works that have been carried out, confirming that no further conditions are required to be imposed to control the form of the works.

However, it is acknowledged that the works undertaken have resulted in a degree of harm to the building, given the alterations to the internal fabric and insertion of the mezzanine floor. Whilst the knocking through improves the overall flow and layout of the annex, it has resulted in a loss of historic fabric.

Similarly, whilst the internal alterations and replacement door and bi-fold doors have resulted in a degree of harm to the historic fabric and appearance of the listed building, this impact is limited and has been carefully minimised through the use of sympathetic materials and detailing. The proposed works are predominantly confined to the internal layout of the annex, whilst the mezzanine floor has been sympathetically and carefully created to ensure that the existing beams to the roof have not been damaged or harmed, helping to ensure that no

significant architectural detailing has been lost by incorporating them into the design and layout of the upper floor seating area. The works undertaken enable the continued utilisation of the annex for living accommodation, thereby supporting the long-term conservation of the heritage asset.

In accordance with national heritage policy, the limited level of harm is outweighed by the public benefits of the works that have been undertaken, enabling a viable long-term use for the annex, which is itself a recognised heritage benefit, and conserve and preserve its existing form.

Assessment of harm on nearby heritage assets

As previously mentioned, Lanhill Cottage and Lanhill Farm are both Grade II listed buildings within proximity of the application site. In previous times, the land belonging to Lanhill Farm was sold as separate holdings in the 1990s, which has resulted in the separation of the properties and buildings.

The internal and external alterations to the annex, together with the replacement bi-fold door and new hallway door, are limited in scale and remain wholly within the established footprint of the building. It is considered that the works do not introduce any changes that would alter the building's prominence, massing or visibility within the wider area. The built form of the annex has not been altered resulting from the works undertaken, nor has the footprint been altered or extended with the external appearance akin to its previous appearance and arrangement. Given the modest nature of the external works and that the internal works are largely concealed from public vantage points, the works are not considered to result in harm or will materially affect the character and setting of the nearby listed buildings.

Conclusion

On balance, overall the public benefits outweigh the limited harm identified and the proposal, by virtue of its scale, design and use of materials, is considered to help preserve the character and appearance of the both the listed building and the annex, as well as its setting. The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy, policies HE3 and BE3 of the Chippenham Without Neighbourhood Plan, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

Other matters

It is noted that the red-line boundary encompasses all land within the Applicant's ownership. Based on the stated Description of Development, and in particular for works relating to the building only and with no formal Change of Use being proposed, the application site boundary

in this instance should not be taken as to necessarily define the extent of land constituting the residential curtilage.

Given the location and nature of the site, a tie to ensure that the annex remains ancillary to the main dwelling is considered to be necessary and appropriate.

CONCLUSION

The works undertaken to the annex, by virtue of the scale, design and use of materials, is considered sympathetic and preserves the character and appearance of the main building, the annex and the setting of the heritage asset. Whilst historic fabric has been lost as a result of the works undertaken, it is considered that the works have resulted in limited (neutral) impact to the significance of the heritage asset.

Some relatively limited harm has arisen as a result of the works, but these are considered to be outweighed by the benefit of the continued utilisation of the annex as domesticated living accommodation, thereby supporting its long term use and conservation. Furthermore, the proposed works preserve the setting and any other features of interest of the heritage assets and no objections have been raised by the Conservation Officer.

The development is therefore considered to comply with Sections 12 and 16 and other relevant provisions within the NPPF, Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990, Core Policies 57 and 58 of the Wiltshire Core Strategy, policies HE1, HE2, HE3 and BE3 of the Chippenham Without Neighbourhood Plan and the Chippenham and Wiltshire Design Guides.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

1. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
2503-BiBO-XX-SL-DR-A-2100-01 – Location Plan received 09.12.25
2503-BiBO-XX-00-DR-A-2102-01 – Existing and Proposed Site Plan received 15.12.25
2503-BiBO-XX-00-DR-A-2101-02 – Existing and Proposed Floor Plans received 15.12.26

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

2. The annex shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Lanhill House, Lanhill, and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

RECOMMENDATION: that Listed Building Consent be GRANTED subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

2503-BiBO-XX-SL-DR-A-2100-01 – Location Plan received 09.12.25

2503-BiBO-XX-00-DR-A-2102-01 – Existing and Proposed Site Plan received 15.12.25

2503-BiBO-XX-00-DR-A-2101-02 – Existing and Proposed Floor Plans received 15.12.26

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