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WALSINGHAM PLANNING
SPECIALIST PLANNING & HERITAGE CONSULTANTS

Planning, Design & Access Statement

Methuen Arms, Corsham

On behalf of Butcombe Brewery

FEBRUARY 2026

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I INTRODUCTION

- I.1 Walsingham Planning has been instructed by Butcombe Brewery to submit applications for planning permission and listed building consent to Wiltshire Council for alterations to the barn outbuilding to allow it to be used as an events space in association with the wider public house use. The description of development is as follows:

Conversion of barn outbuilding and adjoining outbuilding to create function room and food preparation area for use by the pub and hotel, including repairs and refurbishment throughout, new WCs within existing mezzanine, and new internal door. Construction of rear extension to barn. Application of cedar cladding to the southwest end elevation of the modern timber garage block and laying of gravel to the yard area to provide for staff parking..

- I.2 Listed building consent is sought for all works. Planning permission is sought for the external changes only. A full schedule of works is contained within the Heritage Statement and is set out in Chapter 3 of this document.

- I.3 This application follows the granting of planning permission and listed building consent on 30 January 2026 (ref. PL/2025/04024 & PL/2025/04215 for similar proposals minus the proposed rear extension. This current application is in effect a resubmission of what has previously been granted consent, with the following key changes to the consented scheme:

- Erection of a single storey, rear extension to the southeast elevation.
- Removal of a rear, brick stack from the east elevation.
- Alterations to the existing single store range to become a bar area.
- Alterations to the first floor including relocation of the modern staircase to the south and associated alterations to the floor structure.

- I.4 This report provides background information on the site and an assessment of the proposals in relation to planning policy and other material considerations, and is set out under the following sections:

- Chapter 2 provides the factual background to the site;
- Chapter 3 sets out the proposals;
- Chapter 4 sets out the relevant planning policy and guidance;
- Chapter 5 discusses the planning issues and heritage considerations; and
- Chapter 6 sets out the conclusion.

1.5 It is concluded that the proposals accord with the Development Plan and the NPPF such that planning permission and listed building consent should be granted.

2 SITE AND SURROUNDINGS

- 2.1 The application site is the Methuen Arms Hotel, and specifically the barn outbuilding to the east of the main building complex.
- 2.2 Butcombe Brewery acquired the site in November 2016 and undertook refurbishment and renovation of the main building in support of the pub and hotel. The barn outbuilding that is the subject of this application has remained underutilised during this time, used only for informal storage in association with the main hotel and pub use.
- 2.3 The barn has a t-shape plan form with the main range orientated north-south with a west-facing elevation courtyard towards the main hotel building and large south facing barn door fronting the street. A single storey extension extends eastwards away from the larger barn.



South elevation of the barn



Side (west) elevation of the barn



Interior of barn at first floor level (left); interior of adjoining single storey outbuilding (right)



Rear elevations of barn and outbuilding (left); south elevation of storage barn (right)

- 2.4 The building is Grade II listed and lies within the Corsham Conservation Area. It has its own listing separate to that of the main hotel building complex, which is also Grade II listed:

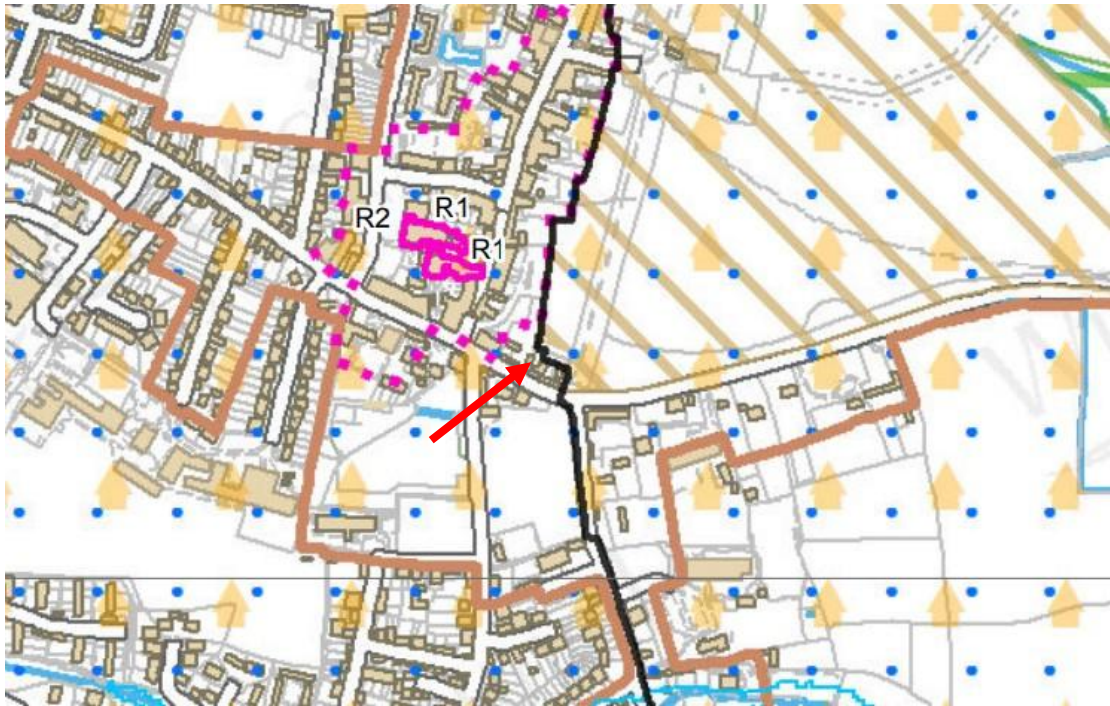
Outbuilding to East of Methuen Arms Hotel

Grade II

Outbuilding, possibly stables and loft, C18, rubble stone with half-hipped roof, slate to north, stone tiles to south. Two storeys. West front has 2 blocks of 5-tier dove openings each side of off-centre blocked window. Ground floor paired centre doors under timber lintel with, to left, 2-light flush cyma-moulded window, inserted in former door, and 2-light similar window, and, to right, similar 2-light window and door in flush surround. South end garage doors with blocked opening over. Rear wing behind, stone-tiled, linking to No 1 South Place, Lacock Road.

- 2.5 A fire in the early 2000s resulted in the interior of the building and roof needing to be replaced and the building undergoing significant repair works, including a new first floor mezzanine structure, new staircase, and new external doors.
- 2.6 Behind the barn is a yard enclosed behind a timber fence, it consists of unsurfaced compacted ground that is disused and overgrown with weeds. Adjacent to this yard, north of the barn, is a single storey storage barn formed of modern brickwork. A fence and gate runs between these two buildings.

- 2.7 The site lies within the settlement boundary of Corsham and within the wider Corsham Community Area. The Methuen Arms is part of the Town Centre Secondary Frontage. As well as being within the Corsham Conservation Area, the site is adjacent to designated Parks and Gardens.



Extract from the Council's Policies Map (Corsham Inset) showing the location of the site

Relevant Planning History

- 2.8 Of principal relevance to this application is the granting of planning permission and listed building consent on 30 January 2026 (ref. PL/2025/04024 & PL/2025/04215) for *“Conversion of barn outbuilding and adjoining outbuilding to create function room and food preparation area for use by the pub and hotel, including repairs and refurbishment throughout, new WCs within existing mezzanine, and new internal door. Application of cedar cladding to the southwest end elevation of the modern timber garage block and laying of gravel to the yard area to provide for staff parking.”*
- 2.9 Also of relevance is the granting of planning permission and listed building consent in July 2015 (ref. 15/03810/FUL & 15/04168/LBC) for the *“Change of Use of Outbuilding by Conversion and Extension to Provide A Pizza Restaurant at Ground Floor Level with Three Hotel Bedrooms as Previously Approved at First Floor. Change of Use of Garages by Conversion to Offices, Staff Room, Charcuterie Meat Cutting and Hanging Rooms”.*

- 2.10 There are numerous other applications for planning permission and listed building consent elsewhere on the site in relation to the main hotel and pub buildings.

3 PROPOSED DEVELOPMENT

- 3.1 The barn outbuilding has been used as storage for the Methuen Arms for a number of years. It is a poor use of the space, and there is an opportunity to provide a high quality functional useable space for the pub and hotel.
- 3.2 It is proposed to refurbish the barn to provide a function room, bar and server area, and food preparation room in association with the overarching public house and hotel use of the site. As part of these works a single storey rear extension is proposed to the south east elevation, including the formation of a new internal opening between this space and the barn.
- 3.3 The current use of the building is as storage ancillary to the main pub and hotel use, and this arrangement will continue. No change of use is proposed, or indeed necessary.
- 3.4 Listed building consent is sought for all internal works comprising repair and refurbishment of walls and roof, the sensitive internal fit out of the building including installation of new floor, creation of new WCs within the first floor mezzanine area, removal of remainder of mezzanine floor to open up the space, new bar area, new internal door to food preparation room, and repair and refurbishment of smaller outbuilding to create food preparation room.
- 3.5 Planning permission is sought for minor external works comprising a new replacement door and new rainwater goods, and cedar cladding to the southern elevation of the single storey storage barn.

Schedule of Works

- 3.6 Listed Building Consent is sought for the following internal works to the building:
- Removal of modern internal wall partitions to the ground floor.
 - Removal of modern ceiling, joists and floorboards to the northern room.
 - Removal of the existing modern timber staircase from against the east floor and erection of a new timber staircase against the south wall.
 - Laying of new insulated concrete floor to raise internal floors so that they are level with the threshold level.

- Provision of new services internally and waste to run internally from new WC area, bar glass wash and prep kitchen under the new floor construction extending northwest where they will connect to existing external drainage.
- Formation of new internal opening between the proposed bar area within the single storey range and the function room space.
- Insertion of stud partition wall to the single storey range to create a separate bar servery area and cellar / plant.
- Installation of new stud walling across the southwest cart opening.
- Line out internal walls to proposed prep-kitchen with white rock cladding fixed to timber battens.
- Installation of new plaster ceiling boards fixed to existing joists and beam.
- Brushing down of exposed stonework wall to the proposed bar area with any necessary repair undertaken using matching materials to retain existing fair face finish.
- Alterations to the existing floor structure to accommodate the new, relocated staircase and to make good the location of the previous staircase.
- Formation of new male and female WCs including installation of new stud partition walls, new access doors, cubicle partitions, sanitary ware, walling tiling etc.
- Brushing down of exposed stonework wall to the north room to retained existing fair face finish.
- Installation of new insulation / stud infills to the trusses above the north room.
- Installation of roof insulation panels where required.

3.7 Planning Permission and Listed Building Consent is sought for the following external works to the building:

- Erection of a single storey, timber frame with timber cladding extension to the southeast elevation.

- Reinstatement of half round cast metal guttering to northwest elevation reusing existing metal brackets.
- Reinstatement of window opening to the first floor of northeast end elevation and installation of new multi-pane timber casement to match existing windows.
- Replace existing modern timber boarded double doors to the northwest side elevations with new timber frame glazed entrance doors.
- Replace existing timber boarded doors to southeast side elevation of the main barn and the northeast frontage of the single storey range with new hardwood timber doors.
- Repair of the existing single, timber boarded door to the northwest elevation and repairs to the double timber cart doors to the southwest end elevation including like for like redecoration.
- Repairs to existing windows including replacement of any broken panes, renewal of putty beading and general redecoration.
- Minor repairs to roof including reinstatement of slipped / missing roof tiles and repointing of open mortar joints to the ridge.

3.8 Planning Permission is sought for the following works within the curtilage of the listed building:

- Cedar cladding to southern elevation of single storey storage barn.

3.9 The Schedule of Works and Impact Assessment is contained within Table 1 on p.15 of the Heritage Statement, and is summarised in Chapter 5 of this document.

4 PLANNING POLICY

- 4.1 Section 38(6) of the 2004 Planning & Compulsory Purchase Act requires that determination of any planning application must be in accordance with the development plan, unless material considerations indicate otherwise.
- 4.2 In this case the Development Plan comprises the Wiltshire Core Strategy, adopted in 2015.
- 4.3 The National Planning Policy Framework (December 2024) and associated guidance is also highly relevant to this application.
- 4.4 The Wiltshire Local Plan was submitted to the Secretary of State in November 2024. At the time of writing no date has been set for Independent Examination in Public. There remain unresolved objections to the draft policies which have not yet undergone examination by an Inspector, therefore little weight can be afforded to these policies at the time of writing.

National Planning Policy Framework (December 2024)

- 4.5 The National Planning Policy Framework sets out the Government's intention for the planning system to contribute to the achievement of sustainable development, performing an economic, social and environmental role.
- 4.6 At the heart of the NPPF is a presumption in favour of sustainable development (Paragraph 11) which for decision-taking means that development proposals that accord with the development plan should be approved without delay.
- 4.7 Section 12 seeks to achieve well-designed places. Paragraph 131 states that *"the creation of high-quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve"*. Paragraph 131 also sets out that good design is a key aspect to creating sustainable development and making better places for people to live and work in, helping to make development acceptable to communities.
- 4.8 Paragraph 135 continues, stating that planning policies and decisions should ensure that developments:
 - a. *"will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

- b. *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c. *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d. *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e. *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f. *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.*

4.9 Finally, paragraph 139 states:

“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a. *development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*
- b. *outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings”*

4.10 Paragraph 202 states that Heritage Assets *“should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.”*

4.11 Paragraph 207 states that *“in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made*

by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."

- 4.12 Paragraph 212 states that *"when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."*
- 4.13 Paragraph 215 states that *"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."*

Wiltshire Core Strategy

- 4.14 Core Policy I defines Corsham as a market town within the settlement hierarchy, the second tier of settlement within the District.
- 4.15 The site (and the town) lies within the Corsham Community Area. Paragraph 5.62 concerns specific issues to be addressed in planning for the Corsham Community Area. Of relevance to this application, one issue highlighted is:

"The re-use of historic buildings in Corsham will be encouraged to sustain and maintain the character and identity of the town, as well as provide further employment and community facilities, providing proposals are of high quality design and sensitive to the historic setting and designations. Opportunities for Corsham to be promoted as a tourist destination should also be explored."

- 4.16 Core Policy 11 'Corsham Community Area' states that *"development proposals in the Corsham Community Area will need to demonstrate how the relevant issues and considerations listed in paragraph 5.62 will be addressed."*
- 4.17 Core Policy 39 'Tourist Development' states that *"extensions to existing facilities should be appropriate in scale to their location and help to ensure the future viability of the business."*
- 4.18 Core Policy 40 concerns hotels and states that *"proposals for new hotels, bed and breakfasts, guesthouses or conference facilities, together with the sensitive extension, upgrading and intensification of existing tourism accommodation facilities will be supported within Principal Settlements and Market*

Towns. In all cases it must be demonstrated that proposals will not have a detrimental impact on the vitality of the town centre and avoid unacceptable traffic generation.”

- 4.19 Core Policy 50 ‘Biodiversity and geodiversity’ states that “*all development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.*”

- 4.20 Core Policy 57 seeks to ensure high quality design and place shaping. It states:

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings.

Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things):

- being sympathetic to and conserving historic buildings and historic landscapes*
- making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area*
- having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself*
- the use of high standards of building materials, finishes and landscaping*

- 4.21 Core Policy 58 seeks to ensure the conservation of the historic environment and states:

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

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).

- 4.22 The application of the policies and guidance set out above is discussed in detail in the next chapter.

5 PLANNING CONSIDERATIONS

Sustainable Development

- 5.1 The NPPF makes it clear that sustainable development has three overarching objectives: an economic objective to help build a strong, responsive and competitive economy; a social objective to support strong, vibrant and healthy communities; and an environmental objective to contribute to protecting and enhancing our natural, built and historic environment.
- 5.2 The proposed outbuilding conversion and restoration would support each of these three objectives. The Methuen Arms hotel is a well-used facility providing overnight accommodation for tourists and business travellers. There is demand for a high quality function space to host gatherings such as weddings which would create additional employment opportunities during the operational and construction phases, as well as supporting third party suppliers. It would improve the hotel and public house offer, in turn supporting the business.
- 5.3 The new space would make more efficient use of the site and its buildings without needing to expand outside the existing curtilage.
- 5.4 As such, the proposed hotel extension would bring economic, social and environmental benefits in accordance with Paragraph 11 of the NPPF.

Principle of Development

- 5.5 The proposed changes are for the most part internal and self-contained within the existing barn.
- 5.6 The new single storey rear extension is located behind the barn, enclosed on three sides, in an area that is currently dilapidated and unused.
- 5.7 Elsewhere other minor external changes are proposed for which planning permission as well as listed building consent is sought.
- 5.8 The barn currently sits vacant and is used for ad hoc storage by the hotel, it is an underutilised listed barn outbuilding where an opportunity exists to bring it back into gainful use as part of the wider existing hotel and public house offer.
- 5.9 Butcombe Brewery wish to sensitively refurbish and restore the barn for use as a flexible events space, a dedicated area which can host small gatherings or parties such as weddings.

- 5.10 The Methuen Arms is a successful hotel that has actively supported the surrounding area including Corsham Town Centre.
- 5.11 The proposal is to optimise the capacity of the wider hotel site, and realising the potential of previously developed land and buildings such as this site is supported by all levels of planning policy, it is by definition sustainable development.
- 5.12 Furthermore, it would bring back into public use a Grade II listed building, another benefit highlighted by the NPPF.
- 5.13 An additional building being brought into use for the existing hotel represents sustainable economic growth both within the application site and in support of the local area, in accordance with all levels of policy.
- 5.14 There would be economic benefits from the proposed conversion, to make more efficient use of the site and to utilise the barn as an income-generating resource.
- 5.15 As such, there is no policy reasoning that the conversion of the barn to provide a function space should not be supported at this location. On the contrary, there are a number of benefits. The proposals comply with policies Core Policy 11 and paragraph 5.62, Core Policies 39 and 40 of the Wiltshire Core Strategy, and paragraphs 11, 124, 125, and 129 of the NPPF.

Design, Appearance, and Heritage Impact

- 5.16 The proposals are for the most part internal and associated with the conversion of the outbuilding. The principal difference between this current application before the Council and the previously approved applications is a small single storey timber framed and timber clad extension at the rear of the barn.
- 5.17 An extension to the southeast of the building, including the removal of the remaining sections of the external brick stack has been previously accepted as part of the 2015 consented scheme of works.
- 5.18 The southeast elevation is a clear, secondary elevation containing no window openings or features. The proposed extension has been designed to be read clearly as a later addition to the original outbuilding and a lightweight subservient addition to the host two storey barn, with its form and materials offering distinction between old and new elements.
- 5.19

- 5.20 Other external alterations are minor in their scale and impact, and have been previously considered acceptable by the Council.
- 5.21 These external alterations are modest, appropriate and in-keeping with the existing building such that the building's character and appearance will not be adversely impacted. The proposed materials and external finishes will be in keeping with the existing building and the wider complex of buildings. Indeed, they are all a linked operation.
- 5.22 The cladding of the modern storage block and laying of gravel in the rear yard area are aesthetic improvements which enhance the curtilage and setting of the listed building(s).
- 5.23 The main front door to the barn (fronting the road) will be repaired and restored. Internally behind this door a new partition will be inserted to provide insulation and to allow for fixtures and fittings.
- 5.24 The internal alterations within the barn are focused on the removal of modern partitions and opening up of the space, and creation of new WCs within the modern mezzanine level. The principal walls and spaces within the building are retained, and any intervention in original historic fabric is minimised.
- 5.25 New internal doors are required to be inserted between the single storey range (which has been previously approved) and this application proposes to form a new opening between the main barn and new rear extension. Both openings necessitate the loss of a small amount of building fabric.
- 5.26 Due to the fire in the early 00s, the interior of the outbuilding contains little fabric or features of special interest and the current arrangement of the internal spaces is not original. The works proposed to the interior of the building therefore largely affect modern fabric and finishes.
- 5.27 Other than the extension, minimal work elsewhere is proposed to exterior of the building other than the reinstatement of a window in the north elevation, the replacement of modern doors. and undertaking necessary repairs and restoration to the external fabric using matching materials.

- 5.28 The outbuilding is underutilised functioning as informal / ad-hoc storage space. The proposals to convert the building will ensure it has a long-term, viable use that is compatible with its remaining historic character and significance and would conserve its vernacular appearance as a former, ancillary outbuilding associated with the Methuen Arms Hotel.
- 5.29 The re-use of historic buildings within the Corsham Community Area is explicitly encouraged by Core Policy 11 and paragraph 5.62 of the Core Strategy, including exploring opportunities for Corsham to be promoted as a tourist destination.
- 5.30 The scheme of works has been designed to have minimal intervention and impact on remaining historic fabric with the use able to be accommodated within the existing spaces without the need for new external openings or alteration to the external, vernacular character of the outbuilding range.
- 5.31 The NPPF requires an appraisal of the Heritage Asset proportionate to its value and with the nature of the proposal. Paragraph 207 states that *“in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”* (Our emphasis).
- 5.32 A separate standalone Heritage Statement has been prepared by Walsingham Planning to describe the Heritage Assets and to assess the impact of the proposed works on the significance of the building and the Corsham Conservation Area.
- 5.33 The building is Grade II listed and lies within the Corsham Conservation Area. The listing description set out in Chapter 2 is entirely focused on the exterior of the building, there is no mention of the interior. Any minor impact is low, and not considered to be harmful to the listed building where the significance lies in its external appearance and setting within its curtilage and that of adjacent listed buildings of which it forms a complex.
- 5.34 There is only limited opportunity for the proposed development to impact on the Corsham Conservation Area, and it is considered that the works will be a positive change.

- 5.35 The principal change between what has been previously considered acceptable by the Council is the new single storey timber framed and timber clad rear extension to the barn. The position of the extension is such that it would not be experienced in key views through the Methuen Arms complex towards the outbuilding or within key views through the Conservation Area such that architectural and historic interest of the building and its visual, historic and aesthetic relationship with the surrounding buildings would not be affected by the addition of a modest extension as proposed.
- 5.36 In the limited opportunities for the extension to be seen against the listed building (from enclosed, yard area), the design approach ensures the listed building retains its architectural and historic prominence.
- 5.37 Other external changes to the building are minor, like for like in their appearance, and will not affect the overall presence of the building within its curtilage and within the wider Conservation Area. The works to the rear yard area comprising the laying of gravel and cedar cladding to the storage building will enhance the rear curtilage of the listed building.
- 5.38 Having regards to the tests within the NPPF, Paragraph 215 states that *“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.”*
- 5.39 Whilst the NPPF only refers to “substantial” and “less than substantial” harm, the latter is applicable by these limited criteria. Paragraph 215 of the NPPF is therefore engaged.
- 5.40 It should also be emphasised how some works will result in no harm to heritage significance or could improve heritage significance.
- 5.41 The new extension requires the formation of new openings which will result in a minor loss of building fabric. Whilst there is some “less than substantial” harm to the listed building as a result, any harm would be at the upper end of the scale of least harm.
- 5.42 The heritage benefits and the public benefits presented by the scheme – refurbishing and sensitively restoring the building to create a high quality space whilst avoiding significant intervention into the building’s fabric, improving the hotel’s function, and improving the attractiveness of the hotel to guests – outweighs any impact on designated heritage assets when assessing the proposals against the “substantial” or “less than substantial” tests of the NPPF.

- 5.43 Furthermore, the majority of the proposals before the Council have been previously assessed and considered to be acceptable, resulting in planning permission and listed building consent being granted in January 2026.
- 5.44 Prior to this, in 2015 a previous scheme for the conversion, extension and alterations of building to create a new restaurant, guest rooms, offices, staffroom and charcuterie space was granted listed building consent and planning permission.
- 5.45 The Heritage Statement concludes:

This report has considered the potential impact of the proposals on the significance of designated heritage assets and has provided a proportionate assessment of the significance of the outbuilding, a Grade II listed building in accordance with the requirement of the NPPF

Much of the proposed works would not result in harm to the significance of the building within only very minor, less than substantial harm arising from the proposed formation of a new internal opening in the east wall between the main, two storey range and the single storey southeast range as a result of minor loss of fabric and change to the pattern of circulation. The harm is judged to necessary in order to allow for internal access between the ground floor areas of the building without which, the functionality of the proposed use is difficult.

The very minor harm arising from the proposals would be outweighed by the public benefits of the proposals which include putting the outbuilding back into a use which supports its longterm conservation.”

- 5.46 In summary, the proposed development is in accordance with paragraphs 131, 135, and 139 of the NPPF with regards to good design, and paragraphs 202, 207, 212, 215 of the NPPF with regards to heritage assessment and impact. Similarly, the proposals are in accordance with Core Policy 11 and paragraph 5.62 and Core Policies 57 and 58 of the Wiltshire Core Strategy.

Amenity

- 5.47 The use of the building as storage to the wider hotel and public house complex has already been established, no change of use is proposed, the barn is ancillary to the main hotel use of the site.
- 5.48 No new plant is proposed by this application.

- 5.49 Events such as wedding parties are a separate licencing matter and will be covered either by the existing licence or via a new licence application to ensure how the building is used is satisfactorily controlled.

Ecology

- 5.50 The outbuilding is considered to have the potential to host roosting bats, given the condition of the building and the proliferation of openings in its facades.
- 5.51 A bat emergence and re-entry survey has been undertaken and the report accompanies this application, based on a similar report submitted to the Council during the course of the previous application being live. This report has been previously assessed by the Council's ecologist and its results and conclusions found to be acceptable.
- 5.52 It confirms that *“even though three individual common pipistrelle droppings were found within the loft void of B1, the fact no emergence or re-entry activity was observed during the surveys indicates that these droppings would be as a result of an exploratory visit. However, this demonstrates that there is still risk to bats as a result of the proposed works, therefore precautionary working measures are needed to reduce risk to an acceptable level.”*

Access Statement

- 5.53 Access to the building remains the same as existing, no changes are proposed to these existing access arrangements. New replacement doors are proposed within the existing openings, but the means and location of entering and exiting the building remain unchanged.
- 5.54 The main access is via the front courtyard elevation towards the main hotel complex, this elevation features two doorways. Customers and staff will enter and exit the building as existing via these courtyard elevation entrances.
- 5.55 A third doorway is retained at the rear of the building providing a secondary means of access and an emergency escape.

6 CONCLUSION

- 6.1 The existing barn outbuilding is underutilised and not accessible to hotel guests, it is instead used as informal storage for use by hotel staff. An opportunity presents itself to make better use of this on-site asset in support of the wider hotel and public house business.
- 6.2 Butcombe Brewery have prepared proposals for the refurbishment and conversion of the outbuilding to create a function and events space for use by hotel guests.
- 6.3 This application is made following the grant of planning permission and listed building consent on 30 January 2026 (ref. PL/2025/04024 & PL/2025/04215 for works also proposed by this application. These works have previously been assessed and considered acceptable by the Council.
- 6.4 The principal change is the proposed single storey lightweight timber framed and timber clad rear extension to the main barn, and associated formation of a new opening between the extension and the barn.
- 6.5 Listed building consent is sought for all works internal and external, and planning permission is sought for the single storey rear extension and other limited minor external works. A full schedule of works and impact assessment is contained within the Heritage Statement.
- 6.6 The background context for the application is the fire in the early 00s which resulted in the loss of a lot of original historic fabric, and the 2015 consent to convert the building into a restaurant and hotel bedrooms which proposed a greater level of physical intervention than the current proposal before the Council.
- 6.7 The scheme has been carefully designed to ensure minimal intervention to the remaining fabric whilst providing for a new, long term use for the building.
- 6.8 Any minor harm arising from the minor loss of historic fabric to facilitate the new openings is clearly 'less than substantial' and at the lower end of this scale, and is more than outweighed by the heritage and public benefits of the scheme.

- 6.9 The conversion will better utilise previously developed land and buildings in a sustainable location, and seek to optimise the site's capacity with minimal external manifestation of development. It will enhance the function of the hotel and improve the viability of the business, securing the long term viable use of a complex of listed buildings which are accessible to visiting members of the public.
- 6.10 There are no elements of the proposal which are contrary to any adopted policy or guidance. On the contrary, the proposals are supported by numerous policies specifically in relation to supporting hotels, public houses and the visitor economy, the sensitive and high quality refurbishment of listed buildings, and making the most effective use of previously developed land and buildings.
- 6.11 For all of the above reasons it is considered that the proposed development is in accordance with the policies of the Wiltshire Core Strategy and the National Planning Policy Framework, and it is respectfully requested that planning permission and listed building consent is granted.