

APPLICATION FOR LISTED BUILDING CONSENT AND HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00408 & PL/2026/00559
APPLICATION TYPE:	Listed Building consent and Householder planning permission
SITE ADDRESS:	Ladymead Cottage, Middleton Road, Winterslow, Salisbury, SP5 1PQ
DEVELOPMENT DESCRIPTION:	Increase height of the existing chimney stack and installation of new pot which includes removal of the existing top three courses of external chimney brick work.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission to increase the height of the existing chimney stack and installation of new pot which includes removal of the existing top three courses of external chimney brick work.

SITE DESCRIPTION/CONTEXT

The site comprises a detached listed cottage two storey thatched cottage with single storey extensions. It is not located within a conservation area nor are there any heritage assets within the local vicinity. It is located within the settlement boundary of the large village of Winterslow as defined by Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP23. Whilst the site is in Flood Zone 1 and is not in the immediate vicinity of any rivers, it is situated within the 13.8-kilometre recreational buffer of the New Forest Special Protection Area (SPA) and RAMSAR site and Saved Policy C6 Special Landscape Area. However, due to the nature of the application, these designations do not have any bearing on the assessment of this application.

Cottage. Early-mid C18. Cob, faced with brick. Thatched roof. Single storey and attic, 2 bays lobby-entry plan with stair to rear of stack. Central boarded door within C20 gabled porch. Timber casement windows. Roof half hipped with central brick stack. Interior, stack altered C19 and stair rebuilt. Chamfered spine beam with ogee stops in living room, boxed in second room. C20 bathroom extension to rear and kitchen lean-to to right.

Listing NGR: SU2447232627



PLANNING HISTORY

Reference	Proposal / Summary	Decision
S/1988/0568	Kitchen and bedroom extension	Approve with Conditions
S/1988/0588	Ground floor kitchen, first floor bedroom extension, new internal bathroom	Approve with Conditions
S/1995/1451	From agricultural land to residential garden and erection of summerhouse	Approve with Conditions
S/1996/0148	To attach a 60cm (dia) satellite dish to the rear corner (south facing)	Approve with Conditions
S/1996/0922	Sun room	Approve with Conditions
S/1996/0923	Rear ground floor extension for sun room	Approve with Conditions
S/2000/1051	New garage and workshop and installation of lpg tank	Approve with Conditions
S/2010/0481	Conversion of garage to shed and addition of a pitched roof	Approve with Conditions
19/00385/LBC	Proposed replacement of 4x windows on the north elevation, 2x windows on the east elevation, 1x window on the south elevation and 1x windows on the west elevation.	Approve with Conditions
19/00693/FUL	Proposed replacement of 4x windows on the north elevation, 2x windows on the east elevation, 1x window on the south elevation and 1x windows on the west elevation.	Approve with Conditions

20/08745/FUL	Demolish existing uPVC conservatory and erection of insulated single storey brick extension with doors and windows and mansard flat roof with skylight (Resubmission of 20/06764/FUL)	Approve with Conditions
20/08919/LBC	Demolish existing uPVC conservatory and erection of insulated single storey brick extension with doors and windows and mansard flat roof with skylight (Resubmission of 20/07259/LBC)	Approve with Conditions

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 23: Spatial Strategy for the Southern Wiltshire Community Area

Core Policy 24: New Forest National Park

Core Policy 50: Biodiversity and Geodiversity

Core Policy 51: Landscape

Core Policy 57: Ensuring high Quality Design and Place Shaping

Core Policy 58: Conservation of the Historic Environment

Core Policy 67: Flood Risk

Saved Policy C6 Special Landscape Area (Saved in Annexe D of WCS)

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

The Designation of Winterslow Neighbourhood Area has been approved in accordance with section 61G of the Town and Country Planning Act 1990 as amended for the purposes of Neighbourhood Planning.

CONSULTATION RESPONSES

Winterslow Parish Council: Support

Conservation: No Objection

REPRESENTATIONS

No comments were received.

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.

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 16 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.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

Section 16 of the NPPF ('Conserving and enhancing the historic environment') sets out the Government's high-level policies concerning heritage and sustainable development.

Paragraphs 213-215 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 210 requires local planning authorities to 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 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.

Design and impact of proposals on the significance and setting of the listed building

Understanding the impact of proposed works on a listed building requires a careful and proportionate assessment of how those changes affect the asset's heritage significance and

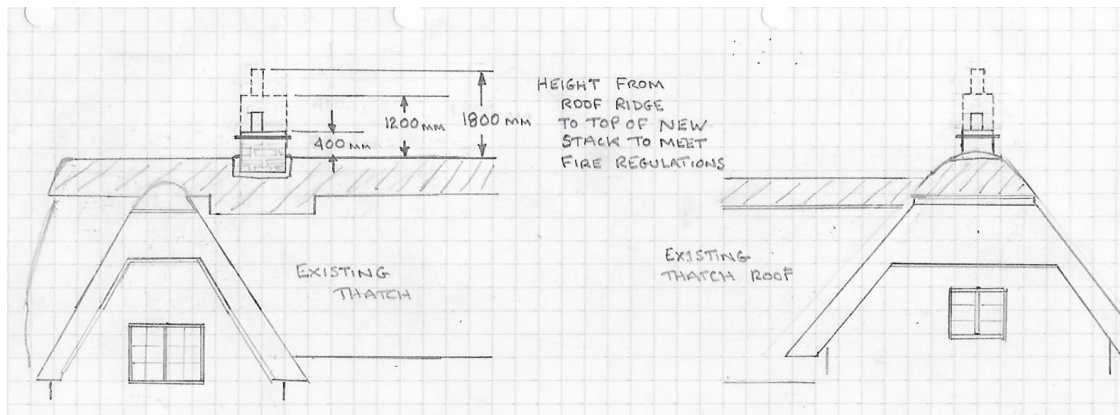
its setting. This includes both the physical alterations to the building itself and any changes to its spatial or visual relationship with surrounding structures or spaces.

The significance of a heritage asset is not static; it is shaped by its architectural, historic, and communal values, and by how these are experienced in context. Therefore, any intervention must be considered in light of the asset's identified significance, with attention given to both potential harm and benefits. Benefits may include repairs that support the long-term conservation of the building, improved energy performance, or enhanced public access and understanding.

This assessment is grounded in the statutory duty under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special regard to be given to the desirability of preserving the building and its features of special interest. It is also informed by national policy, particularly paragraphs 199–208 of the National Planning Policy Framework (NPPF), and relevant local heritage policies and guidance.

This application is for the proposed increase of the chimney height stack from 1m to 1.8 metres from the thatched ridge of the Gade II listed cottage. The heritage statement has noted: *The existing chimney is estimated to be at about 1m, half of which is a plain clay pot, and contains two flues, one of which is capped and ventilated to the east side. The brickwork has a single projecting course for detail. The exposed brickwork, with some white lime pointing visible among C20 cement-based repointing and mostly dark red bricks, likely to be of late C19 construction.* The chimney height is proposed to be increased to reduce the risk of fire to the thatch. The application includes reference that the proposed bricks will be chosen to match the existing chimney and pointed with lime mortar with the proposed clay pot to match existing.





The conservation consultation received for this application is as follows:

The height of 1.8m was adopted in the building regulations for new thatched properties a number of years ago. While not intended to be a retrospective prescription, HETAS and insurers have more taken the stance that this is mandatory for all thatched buildings with woodburning stoves. There is strong evidence associating woodburners with fires in thatch, although the various factors and coincidences that actually cause fires remain less certain. One of those factors is considered to be height, and although many thatched cottages have survived for more than 200 years with stacks barely above the ridge, many have not. Tests have demonstrated that it is possible for burning material to be ejected from lined flues above woodburners, as discussed in the Historic England guidance on fire risk listed above. That guidance says:

"In some situations it may be advisable to increase the transit distance of spark to thatch, for example, by increasing the height of the pot top or reducing the thickness of the thatch, as appropriate. But the acceptability of this may be limited in listed buildings or conservation areas. In each case a balanced judgement will have to be made between the impact on significance and the public benefit of not losing a heritage asset to fire. Where the chimney top to thatch distance is insufficient and it is not acceptable to increase it, the use wood burning and multifuel stoves is not advisable."

The existing stack is not considered to be of a design or materials of exceptional interest that would warrant objection to all change. Removing the existing top two or three courses, i.e. to include the projecting course, rebuilding that with new brickwork above, with new projecting course, and the installation of a new taller pot (600mm is suggested) would cause no significant loss of historic fabric. The stack is two flues wide and should not appear unduly spindly or prominent and would not harm the character and significance of the listed building. The bricks should be carefully chosen to match the existing, although they do not need to be reclaimed, and the whole should be sensitively repointed with a lime mortar when complete

This dual listed building consent and householder planning application assesses the proposed increase in height of the existing chimney stack to reduce fire risk to the existing thatched roof of the Grade II listed building. Regarding the impact of the increased chimney stack from 1 metre to 1.8 metres, it is not considered that the existing chimney stack is of exceptional interest that this proposal will have a detrimental effect on the heritage asset. The materials of the proposed brickwork are to match the existing, a lime mortar is proposed to be used, and

the new proposed chimney pots match existing. With regards to the impact on the listed building fabric, the proposed works are considered to have a neutral effect on this.

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 proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects. The proposed works associated with this dual full and listed building application does not propose any external changes that would have adverse impacts on the amenity of the neighbouring properties.

The application is specifically for the increase in height of the existing chimney stack and the installation of a new chimney pot. There are no other proposed changes. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

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.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, or ecology. The proposed works are not considered to harm the heritage asset.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

That Planning Permission be GRANTED subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

Location Plan Received: 21 Jan 2026

Site Plan Received: 21 Jan 2026

Heritage, Design and Access Statement Received: 21 Jan 2026

Existing and Proposed Elevation of Chimney Stack Drawing Ref: LC002 Received: 21 Jan 2026

Existing and Proposed Elevation of Chimney Stack Drawing Ref: LC003 Received: 21 Jan 2026

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

3.Materials to be used in the construction of the works hereby permitted shall be as stated on the application form and shall match the existing brickwork and roof tiles as the host dwelling.

REASON: In the interests of visual amenity and the character and appearance of the area.

That Listed Building Consent be GRANTED subject to the following conditions:

1.The works for which Listed Building Consent is hereby granted shall be begin before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

Location Plan Received: 21 Jan 2026

Site Plan Received: 21 Jan 2026

Heritage, Design and Access Statement Received: 21 Jan 2026

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