

Wiltshire Council Planning Consultation Response

Application No: PL/2026/00422 (LBC) & PL/2026/00267
Address: Ivy House, South Street, Aldbourne
Case Officer: Audrey Lo

Please find following comments in respect of the above consultation:

Recommendations:

☐	No Comment
☐	Comment
☐	Support
☒	Support subject to conditions (please set out below)
☐	Object (for reasons set out below)
☐	No objections

Scope of comments: the following comments relate to the built historic environment.

National Policy and Guidance:

Section 16 & 66 of the Planning (Listed Building and Conservation Areas) Act 1990 – requirement to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The National Planning Policy Framework (December 2024 (as amended February 2025)) outlines government policy, including the historic environment (Section 16). 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. Paragraphs 214 – 216 require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Planning Policy Guidance (PPG) provides guidance on the historic environment.

Historic England's *Advice Note 2 – Making Changes to Heritage Assets* (2016) is also relevant guidance for applying the policies within the NPPF.

Historic England's "Conservation Principles" provides policy and guidance for the "sustainable management of the historic environment". Additional guidance is also contained within their publications:

- *Historic Environment Good Practice Planning Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment*
- *Historic Environment Good Practice Planning Advice Note 3 – The Setting of Heritage Assets (2nd edition)*

Local Policy:

Wiltshire Council's Core Strategy Policy CP57 'Ensuring high quality design and place shaping': A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

Wiltshire Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance."

Site:

Ivy House is a grade II listed building in a prominent 'island' location within the Aldbourne Conservation Area. The list description states, for means of identification purposes only, the following:

House, early C18. Sarsen rubble with brick dressings, tiled roof. 2-storey and attic, 3 bays, extended C19 under same roof to rear, and wing to right, also C19, of 2 bays, brick with slate roof. Central C20 glazed French windows replacing door. 16-pane sashes (scratch date 1802) under gauged brick lintels with stone keystone. Three 4-pane dormers in mansard roof, and brick gable stacks. Extension has identical windows under segmental brick arches. Interior has no items of historical interest. The building occupies a dominant position in The Square.

The proposal focuses on the boundary wall, which is an historic boundary treatment to the listed building, and is considered to be a curtilage listed structure, protected under the listing of the main house. The wall is a tall feature, built of Sarsen stone, chalk and brick banding and attractive tiled coping. It is a significant feature within the streetscene that positively contributes to the setting of the listed building and character and appearance of the conservation area.

The adopted Aldbourne Conservation Area Statement notes the change in character of the narrow lanes and links towards the main square with its open character, and the main road; the proposal site opens up onto one of these narrow link lanes. The CAS also emphasises the important contribution of boundary walls to the street scene: as Ivy House is a prominent building on an island, all boundaries form part of the street scene and positively contribute to its character and appearance.

The wall itself is certainly historic, most likely contemporary with the early 18th century house, and is therefore a curtilage listed structure. Punching a new opening within it is a degree of harm to the wall, as it alters the appearance of it and results in a loss of fabric. The section of wall that is highlighted for loss actually appears to have been rebuilt at some point: the Sarsen stone is not as compact as it should be, appears 'mortar heavy' and has more brickwork within it, which indicates it has required additional support from a regular masonry brick rather than irregular natural stone.

Proposal:

Demolition of part of boundary wall to create domestic vehicular access & gates and parking space.

Issues:

- Impact upon the preservation of the listed building or its setting or any features of special architectural and/or historic interest.
- Impact on the character and appearance of the Aldbourne Conservation Area.

Assessment:

The description of development is slightly mis-leading, as it does not make reference to the demolition of the curtilage listed wall proposed as part of the works to create the new access: this ideally would have been made clearer within the description of works.

The proposals have benefited from pre-application advice, back in 2021, which essentially concluded the following, from a listed building point of view:

The requirement of visibility splays for new entrances are usually highly urban in character (size, materials), introducing hard landscaping into a softer, rural village setting. The resulting visual contrast can therefore cause a degree of harm to the listed structures, their setting and that of the conservation area. This is exacerbated here by the need for a bridge to allow access over a drainage ditch.

The visual impact on the setting of the listed buildings and character and appearance of the Conservation Area is the main cause of concern with these proposals: without full details of the requirements set out by Highways being illustrated at scale, including surface treatments and how the bridging of the ditch will be tackled, it is not really possible to give a definitive opinion on this element of the proposals. The visibility splay has the potential to cause harm, with no public benefits to outweigh the harm, as the benefits are purely private.

In short, the new opening within the existing wall could be achievable and although there is harm via intervention and loss of fabric, this section of wall could take a change without harming the overall special interest of the structure. Properly drawn proposals for the new gate piers, along with material details will be required to support an application...

Highways do state that the requirements for a visibility splay can be achieved within the existing verge and it may be that it only requires the cutting back of greenery – if this is the case, and can be demonstrated, then it may be possible to achieve this without requiring too much change to the status quo, minimising the visual and physical impact.

The proposals have made the visibility requirements and the means of bridging the ditch explicit as part of the application – it is clear that careful consideration has been given to these, including the proposed materials for the surface treatment – I am therefore satisfied that the means of access can be achieved without causing harm to the character and appearance of the conservation area.

Obviously, and as stated at pre-application stage, the demolition of part of the wall will result in the loss of historic fabric, causing a degree of harm to the curtilage boundary wall. However, the proposals for the wall, including the supporting piers, have been carefully considered, are well designed with traditional and/or reused/reclaimed material, with timber gates that are suited to the form of opening: these details limit the visual impact of the proposals on the street scene and setting of the listed building, and whilst there is some harm from the loss of fabric, this is mitigated by the quality of the scheme overall.

Summary & Conclusion:

There are no objections to the proposed demolition of the wall and the creation of the new access within this curtilage listed boundary wall, as the proposals have been carefully considered to mitigate any visual harm by proposing a well-designed solution with appropriate materials, that will not cause harm to the significance of the designated heritage assets.

Whilst reclaimed bricks are proposed, I would suggest a condition to ensure that any additional bricks or clay tiled coping required should match the existing in type (handmade), colour, size and texture.

Pippa Card
Senior Conservation Officer
Wiltshire Council Planning

Date: 19/03/2026

