

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/00177
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Batts Farmhouse, Wilton, Marlborough, SN8 3SS
DESCRIPTION OF WORKS:	To create a new small window in the east facing gable end of the building. The window will be located within the opening of an old doorway that was bricked-up many years ago.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

Batts Farm is a grade II listed building that dates from the 17th and 18th century. Originally a farmhouse, the building was timber framed, although the front elevation was replaced with brick in the 18th century, a form of gentrification. The building was also originally thatched, but now has a traditional clay tiled roof. The rear of the building has been altered and extended, and the timber frame of the side (east) gable has been rebuilt, with the ground floor flint and brick portion retained.

The list entry, for means of identification purposes only, provides the following description:

Farmhouse. C17 and C18. Originally timber framed, now brick facade with tiled roof. Gable exposed framing to first floor on brick laced flint ground storey. Two-storey, 3 bays, extended left to 4 bays. Entrance in enclosed porch in 3rd bay opposite stack forming lobby entry plan. Timber 2 and 3-light windows with segmental heads. Diagonal braces to first floor framing of gable. Rear lean-to. Roof half-hipped right. Interior said to have timber framed gable wall between bays 2 and 3.

The building is located within the Wilton Conservation Area.



Batts Farm on the right, with original thatched roof.

PROPOSAL

Insertion of window within East gable end at ground floor level.

RELEVANT PLANNING HISTORY

Proposal / Summary
2012/00267 - Listed building consent – Single storey garage extension.
E/2013/0097/LBC - Listed building consent Decision - Approve with Conditions Date: 21/3/2013 – This proposal is to undertake essential repairs to the east wall of Batts Farm
20/03042/LBC - Listed building consent Decision - Approve with Conditions Date: 14/8/2020 – Replacement of 2 non-historic rear windows with timber slim lite double glazed windows.
K/45242/L - Listed building consent Decision - Approved Date: 12/5/2003 – Widening of doorway through wall between kitchen and dining room.
13/00436/LBC - Listed building consent Decision - Approved Date: 3/7/2014 – Conversion of barn to form studio and annexe accommodation
17/03125/FUL - Full planning permission Decision - Approve with Conditions Date: 15/6/2017 – Convert conservatory to breakfast room, convert garage to garden room, replace glass rear porch with smaller porch and widen access gates.
21/01426/FUL - Full planning permission Decision - Approve with Conditions Date: 26/5/2021 – Conversion of barn to form studio and annexe accommodation, to include bat roosting area (revision of planning application 13/00433/FUL)
21/02277/LBC - Listed building consent Decision - Approve with Conditions Date: 26/5/2021 – Conversion of barn to form studio and annexe accommodation, to include bat roosting area (revision of listed building consent 13/00436/LBC)
PL/2022/02570 - Approval of details reserved by a condition Decision - Approve Date: 24/5/2022 – Discharge of Condition 3 of planning application PL/2021/08168 - Details-Trial area of floor removal (Proposed alterations (Chimney Removal, removal of solid concrete floors-replace with insulated slab and first floor bathroom /WC Wall Alterations).
PL/2023/08400 - Listed Building Discharge of Condition Decision - Approve Date: 5/1/2024 – Discharge of condition 6 (joinery details) on 21/02277/LBC
PL/2025/04460 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 25/7/2025 – Widening of existing opening and installation of replacement doors to barn.
PL/2025/05093 - Householder planning permission Decision - Approve with Conditions Date: 25/7/2025 – Widening of existing opening and installation of replacement doors to barn.
PL/2026/00177 - Listed building consent (Alt/Ext) – To create a new small window in the east facing gable end of the building. The window will be located within the opening of an old doorway that was bricked-up many years ago.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Legislation

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.

National Policy and Guidance

The National Planning Policy Framework (NPPF) sets out government policy, including in respect of the historic environment.

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.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

Historic England Advice Note 2: Making changes to Heritage Assets, illustrates the application of policies set out in the NPPF in determining applications for LBC (and planning permission).

Wiltshire Core Strategy:

Whilst not directly relevant to listed building consent applications, the below policies give an indication of the Council's approach to development affecting heritage assets:

- Core Policy 57 '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.
- Core Policy 58 '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."

ISSUES

- Impact upon the preservation of the listed building or its setting or any features of special architectural and/or historic interest.

CONSULTATION RESPONSES

None received.

REPRESENTATIONS

In accordance with the requirements of Section 5(1) of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended) the application for listed building consent was publicised by way of:

- A site notice displayed near the site;

- An advertisement placed in the local press.

These methods were used to inform interested parties and to allow a statutory consultation period of **21 days** for representations to be submitted.

Below is a summary of the representations received during the consultation period. In accordance with the provisions of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, only matters relevant to the consideration of the building's special architectural or historic interest have been taken into account in the assessment of this Listed Building Consent application:

- None received.

ASSESSMENT

In accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard has been given to the significance of the listed building, including its architectural and historic interest, and the desirability of preserving both the building and its setting. Relevant policies within the National Planning Policy Framework (NPPF), particularly Section 16: Conserving and Enhancing the Historic Environment, have also been taken into account. These policies require that any harm to the significance of a designated heritage asset must be clearly justified and weighed against the public benefits of the proposal.

In order to be acceptable, the application needs to be assessed against the following criteria:

Information considered/submitted

Paragraph 207 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance.

- Design and Access Statement

The submitted DAS does not really have any impact assessment within it, other than a description of the works and the make-up of the wall affected.

Paragraph 208 also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.:

Assessment of significance:

According to the National Planning Policy Framework (NPPF), significance is defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

Historic England further categorises significance into four key values:

- *Evidential* – the potential of the asset to yield evidence about past human activity.
- *Historic* – the ways in which the asset illustrates aspects of history.
- *Aesthetic* – the sensory and design qualities of the asset.
- *Communal* – the meanings and associations attached to the asset by people.

In this case the significance of the building lies largely with its vernacular architectural form, features and materials, as a former farmhouse that contributes to the historic evolution of the rural settlement of Wilton. Its vernacular character is typical of the cottages that positively contribute to the local area within the Downs, the use of flint coming direct from the chalk farmland that surrounds the village.

Impact of proposals on the significance and setting of the building/structure:

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.

The proposal is for the creation of a window opening within the gable end of the cottage. The lower/ground floor part of the gable is historic and relatively untouched, whilst the upper 'gable' section, with timber framing, was approved for repairs in 2013 – this included replacing the timber framing (which has been done).

Further works to the interior of the house were approved in 2021, and whilst these works were being undertaken, an old doorway was uncovered internally: this had been blocked up externally with flint and brick, although it is not known when. The application now seeks to insert a window within the upper part of this historic doorway, to allow more light internally.

The proposal is to retain the existing timber lintel on the inside of the opening, and the existing brickwork will be retained as per the existing situation i.e. not form an arched or soldier course lintel, to match others on the building. This form of opening has been considered, and the current brickwork appears modern (and therefore suggests use of a concrete lintel behind), but it is acknowledged that reforming the opening with an arched lintel will result in more disturbance to fabric and loss of flint. Therefore, in order to preserve flintwork in situ, the proposed solution is accepted.

Whilst the new opening will result in the loss of some historic flintwork, it is clear that this elevation has had a degree of change over the years. The flintwork is good, but not the finest quality and this is not a principal elevation that might otherwise be affected by the insertion of the window.

The insertion of a timber casement, with 'slim line' double glazing is considered acceptable, and the joinery details provided are appropriately detailed. The use of putty (as opposed to glazing beads) should be conditioned, as this is not confirmed on the plans.

Impact on Ecology

While Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 do not explicitly reference protected species, Local Planning Authorities have a statutory duty to consider potential impacts on protected species when determining applications. This responsibility arises from broader environmental legislation and national planning policy, and must be taken into account where relevant.

		Y / N / NA
(a)	Does the site or proposed development possess/impact on any of the features where protected species are likely to be present (assessed against Natural England's standing advice) and where species are likely to be found?	X
(b)	If yes, has a protected species survey been submitted?	
(c)	If yes, does the survey show a detailed consideration of ecological impacts, wildlife mitigation and the creation, restoration and enhancement of wildlife corridors to preserve and enhance biodiversity in accordance with the standing advice?	

Comments (if any):

N/A.

CONCLUSION

The NPPF confirms 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). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

The proposal is not considered to cause harm to the significance of the designated heritage asset, and its special interest will be preserved.

RECOMMENDATION:

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

- Time limit
- Approved plans
- Painted timber joinery
- Putty to be used.