



The Planning (Listed Building and Conservation Areas) Act 1990

Refusal of Listed Building Consent

Application Reference Number: PL/2025/08825

Decision Date: 24/03/2026

Applicant:	Mrs Nancy Hollendoner Old Bengers, Longstreet, Enford, Pewsey, SN9 6AW
Particulars of Development:	Removal of rear porch and external boiler and erection of new kitchen extension at rear
At:	Old Bengers, Longstreet, Enford, SN9 6AW

In pursuance of their powers under the above Act, the Council hereby REFUSE TO GRANT LISTED BUILDING CONSENT for the development referred to in the above application and plans submitted by you, for the following reason(s):-

Refusal Reasons

- 1** The proposed development, by reason of its form and design, would result in a form of development that fails to respond positively to the character, context and distinctiveness of the host dwelling and its setting. The proposal would appear visually incongruous, unsympathetic to the character of the area and would detract from the visual amenity of the surrounding area.

As such, the proposal is contrary to Core Policy 57 (i and iii) of the Wiltshire Core Strategy (2015), the design principles set out in Appendix D of the Wiltshire Design Guide SPD, and paragraphs 131 and 135 of the National Planning Policy Framework, which collectively seek to ensure high-quality design that respects local character and integrates appropriately with its surroundings.

- 2** The proposed development, by reason of its siting and form, obscuring and enclosing a significant part of the rear elevation, and by interfering with its simple linear form, would fail to preserve or enhance the character and appearance of the conservation area and setting of a listed building. The proposal would cause less than substantial harm to the significance of the heritage asset and no clear and convincing justification or public benefit has been demonstrated to outweigh this harm.

The proposal is therefore contrary to Core Policies 57 and 58 of the Wiltshire Core Strategy (2015), Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and Chapter 16 of the National Planning Policy

Framework, which collectively require development to conserve heritage assets in a manner appropriate to their significance.

- 3 The proposed development fails to demonstrate that it would not lead to increased flood risk on or off site. In the absence of sufficient information, it has not been demonstrated that the proposal would manage flood risk appropriately or incorporate suitable drainage measures.

The development is therefore contrary to Core Policy 67 of the Wiltshire Core Strategy (2015) and paragraph 181 of the National Planning Policy Framework, which require new development to ensure flood risk is not increased and to incorporate appropriate surface water drainage solutions.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, they may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - [Appeal a planning decision: Overview - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/appeal-a-planning-decision-overview)).