

Wiltshire Council Planning Consultation Response

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(South/West)

Officer's Name: Alex Edge
Officer's Title: Planning Officer

Application No: PL/2026/01225
Hesdin Estate, Thoulstone, Chapmanslade

Erection of link extension between plot 2 and 3 with a cantilevered plunge pool set on the roof

Please find following comments in respect of the above application(s).

Recommendations:

☐	No comment
☐	Support in principle subject to amendments to the scheme (as set out below)
☐	Support subject to conditions (as set out below)
☒	Object (for reasons set out below)
☐	No objections

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

Policy:

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 and 66 (PP) requires that **special regard** be given to the desirability of preserving or enhancing listed buildings, **their settings** or any features of special architectural or historic interest which they possess.

The NPPF outlines government policy, including its policy 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 214-16 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 should 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.

The 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."

The 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." It is also required that 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.

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.

Historic England Advice Note 2 – Making changes to Heritage Assets illustrates the application of policies set out in the NPPF in determining applications for PP and LBC.

The following points are taken from the Historic England document "The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3" (HE GPA3) that are considered to be particularly relevant:

HE GPA3 Part 1:

"The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset."

"The extent and importance of setting is often expressed by reference to visual considerations. ...views of or from an asset will play an important part..."

"While setting can be mapped in the context of an individual application or proposal, it cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset. This is because the surroundings of a heritage asset will change over time."

"The importance lies in what the setting contributes to the significance of the heritage asset or to the ability to appreciate that significance."

Site and assets considered:

Thoulstone Farmhouse (now Hesdin Estate) is a grade II listed building.

'Thoulstone Farmhouse (formerly listed as Thoulston Manor Farm) 11.9.68 GV II Farmhouse. Circa 1800. Painted English garden wall bond brickwork with stone dressings, hipped tiled roof, brick stacks. Three storey, 3-window. Central 6-panelled door with pediment, pair of beaded sashes either side. Plat band to first floor; pair of sashes either side of central 12-pane sash. Second floor has pair of 6-pane sashes either side of central 6-pane sash. Moulded stone eaves. Left return has bay with sashes, 6-panelled door to left, first and second floor has 3-light flush beaded mullioned casements. Right return has 3-light mullioned and transomed beaded window to ground and first floor, 3-light beaded mullioned casement to second floor. Rear has lean-to extension. Interior not inspected. A Longleat Estate farm until mid C20'.

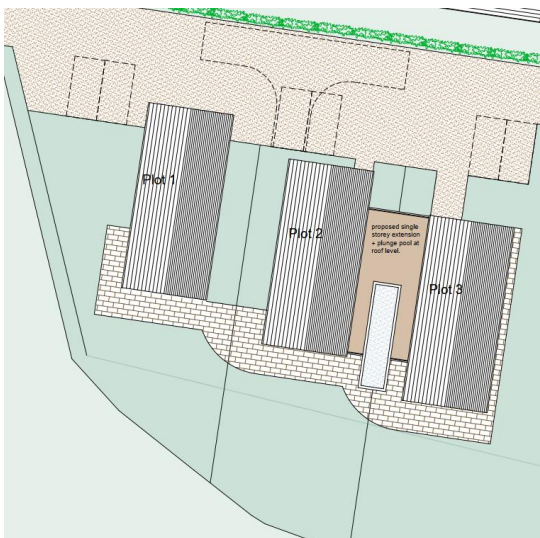


Buildings within its curtilage which pre-date 1 July 1948 are considered to be curtilage listed. The existing large shallow-pitched building is a 20th century farm building and not considered to be listed.

However, in view of it being part of a group of farm buildings, associated with a former farmhouse, it is considered to be within the setting of the farmhouse.

Proposal:

Erection of link extension between plot 2 and 3 with a cantilevered plunge pool set on the roof



Relevant planning history:

Where is the application for 3 units?

20/04215/FUL

Conversion of modern barn to provide a swimming pool as ancillary accommodation

Decision: APPROVED

20/04352/PNCOU

Notification for Prior Approval (under Class Q) for the Proposed Change of Use from Agricultural Barn to Residential (Use Class C3) to Form Four Dwellinghouses.

Decision: REFUSE

20/06460/PNCOU

Notification of Prior Approval for a Change of Use of Agricultural Building to 4 no. Dwellinghouses (Class C3), and for building operations reasonably necessary for the conversion

Decision: Approved

PL/2021/06497

Proposed demolition of existing agricultural building and erection of three residential dwellings



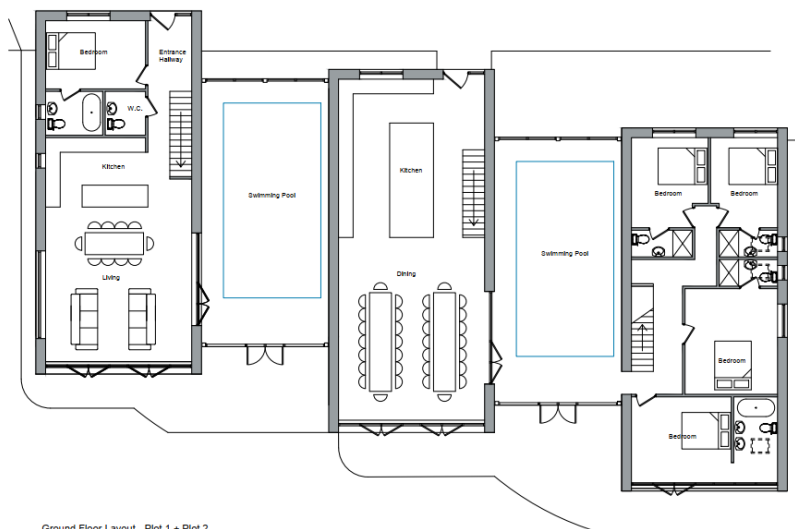
PL/2022/05649

Proposed Demolition of Existing Agricultural Building and Erection Of Two Residential Dwellings + Garage

Decision: REFUSE

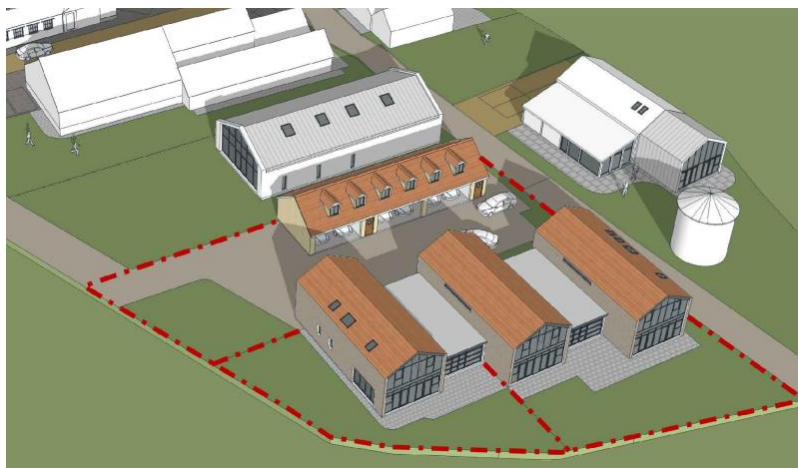
APPEAL: APP/Y3940/W/22/3310345

Dismissed



Ground Floor Layout - Plot 1 + Plot 2

As you can see, the proposal was for two residential units with an intermediary 'dining room' and linked by swimming pool buildings.



Appeal decision

The inspector identified that one of the main issues was *'the impact on the setting of the Grade II Listed Thoulstone Farmhouse'*.

Paragraph 8

'The existing steel portal framed building proposed to be demolished is of no historical significance or architectural merit. As such, the loss of the building itself would not be harmful. Nonetheless, it remains that the building's design is undisputedly agricultural in nature, with a restrained and practical appearance.'

Paragraph 9

'In contrast, the proposed dwellings would not relate well to the site's existing agricultural character. Notably, the footprint and massing of the proposed residential units is substantial, even when considering the existing context of the site and fallback options. Indeed, despite the single storey elements being recessed and providing a slight visual break between the two-storey components, the proposed main building would have an extremely bulky appearance.'

Paragraph 10

'However, the use of single storey links between the two-storey structures would diminish any traditional barn style profiles that the building would display.'

Issues impact on the setting of neighbouring listed buildings (former farmhouse as well as the curtilage listed farm buildings).

Information considered/provided:

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.

In this case, the applications are accompanied by a "Heritage Statement" which provides sufficient information to understand the impact of the proposals and is proportionate to their scope. The requirements of the NPPF are therefore met in this respect.

However, 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.

Significance of assets and contribution of setting

The NPPF defines significance 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 assesses significance in a similar manner, referring to evidential, historic, aesthetic and communal values of a place.

In so far as it relates to this application, the former farmyards, ancillary farm buildings and fields beyond, contribute to an appreciation of Hesdin Estate being a former high status farmhouse (architectural, historic, communal).

I note that there is a degree of agreement with the applicant's heritage consultant who says at 5.6:

'The significance of Hesdin Manor is found primarily in its architectural and historic value, alongside its late Georgian farmhouse aesthetic. Its setting contributes to its significance through its continued rural context,

open garden forecourt, and its visual relationship with the surrounding farmland, which reinforce its origins as a working farmhouse’.

Assessment:

The existing barn is of no historic interest and is a modern 20th century barn. As such, it is not considered to be curtilage listed, however, I do consider it to be within the setting of the listed farmhouse.

No objection was raised to its demolition and replacement with three linear ‘barn-like’- structures. What was objected to was the linking of the said barns.

It is my professional view that paragraph 10 of the previous appeal is still relevant, namely:

‘However, the use of single storey links between the two-storey structures would diminish any traditional barn style profiles that the building would display.’

I consider the proposal would result in two of the buildings no longer being read as distinct buildings reminiscent of barns. The development would instead have a much more suburban character, at odds with the context. I consider that this amendment would be harmful to the setting of the listed former farmhouse.

Summary & conclusion:

I recommend **refusal** of the application on the basis that the proposals would be contrary to section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, CP57 (local distinctiveness) and CP58 (harm to setting of heritage assets).