

Our Ref: ST/251017/P1

31 March 2026

Development Services Central Area
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN



BY PLANNING PORTAL

Dear Sir/Madam,

Town & Country Planning Act 1990

Listed Buildings and Conservation Areas Act 1990

Proposal: Removal of roof, vegetation and debris to allow full structural inspection of building.

At: Westfield Farm, Slip onto Cirencester Road from Spine Road, Down Ampney, GL7 5QQ

PP-14817440

Fowler Architecture & Planning Ltd have been instructed by Farmcare Trading Ltd to submit a Listed Building Consent application to Wiltshire Council for the above development at Westfield Farm, Down Ampney.

This application has been submitted via the planning portal and comprises:

- Completed application form and certificates;
- Drawing No. 251017-01: Location Plan & Site Plan;
- Drawing No. 251017-100: Existing Ground Floor Plan;
- Drawing No. 251017-101: Existing First Floor Plan;
- Drawing No. 251017-102: Existing Elevations (1 of 2);
- Drawing No. 251017-103: Existing Elevations (2 of 2);
- Drawing No. MFwestfieldTOPO: Topographical Survey;
- Covering Letter by Fowlers (see below);
- Structural Report by Nigel Challis.

1. Site and surroundings

The application site ('the site') is situated some 0.7 miles to the north-west of the village of Latton, Wiltshire. The site lies to the east of the A419, adjacent to Snails Lake (associated with Cotswold Water Park).

The site is located 1.9 miles north-west of Cricklade and 2.5 miles north-east of Ashton Keynes.

The overall site at Westfield farm comprises a number of agricultural barns, buildings, the Grade II listed farmhouse and associated cartshed/store. Access to the site is taken directly from Cirencester Road, to the north-east.

Cirencester Road runs in a north-west/south-east orientation, and borders the site to the north-east. The site is otherwise surrounded by Snails Lake. Nos. 11A and 11B Westfield Farm lie to the west of the site – and utilise the same access off Cirencester Road.

This listed building consent application relates to the Grade II listed farmhouse only – in particular the condition of the cartshed/store building.

Westfield Farmhouse and Attached Farm Buildings are Grade II listed, added to the statutory list on the 17 April 1986. The official Historic England list entry states:

‘Farmhouse, carhouse and store. Early C19. Limestone rubble. Tile roof to house, stone slate roof to farm buildings. Buildings in one block. House 2-storey, 3 bays, symmetrical, with entrance in central gabled porch with fanlight. Timber casement windows with segmental heads and gable stacks. Attached to right, carhouse, now garage and store over. Three segmental headed cart entrances and through passage against house. Attached to right of carhouse, 2-storey store with external steps to first floor granary. Two ground floor windows. Lean-to to rear’.

To the north of the site (south of Cirencester Road) lies the Grade II listed ‘Milestone By Westfield Farm’. The milestone was listed on the 17 April 1986 and the official list entry states:

‘Milestone. Early C19. Limestone. Rectangular section with rounded top and attached cast iron plate reading CIRENR 5 CRICKE 2. Benchmark on right hand side’.

In addition to the above, the site lies in the setting of the Scheduled Monument of ‘Settlement W of Latton’ – List Entry: 1004689. Due to the age of the settlement, Historic England have yet to issue a full description.

The site lies within Flood Zone 1 – the lowest risk of fluvial flooding - and is not at risk from surface water flooding. The site is not crossed by any Public Rights of Way, nor is it located within a conservation area. The site is not known to be subject to any other specific designations.

2. Planning History

N/07/02628/LBC	06.11.2007	Strip off natural stone tiles from barn and replace with recon tiles	Withdrawn
N/11/00463/LBC	18.04.2011	Replace Stone Tiles with Reconstituted Stone Tiles, Replace Battens and Some Rafters, Plus Addition of Breathable Membrane.	Refused

3. Proposed Development

This listed building consent application seeks permission for the '*Removal of roof, vegetation and debris to allow full structural inspection of building*' at Westfield Farmhouse.

The existing cartshed and store building (to the north of the existing farmhouse) is an extremely poor condition, and is considered to be a building at risk. In order to take the appropriate steps to safeguard the building, a full structural inspection is required to advise the full condition of the building.

Due to the dilapidated state of the building, a full structural inspection cannot currently be safely undertaken. On this basis, a phased approach has been recommended by the Structural Engineer, as follows:

- (1) Removal of roof, vegetation and debris – this will allow the roof to be removed from the cartshed and store building to allow entry into the building.
- (2) Once the roof has been removed and the building made safe from debris, safe entry can be made into the building and a full structural inspection can be commenced. A subsequent listed building consent application will be made at this stage outlining the condition of the building and recommended steps to secure and protect the heritage asset.

This current application (1) seeks to remove the roof of the cartshed/store building. The works will comprise the removal of the stone slates to reduce the weight load on the existing timbers, and prevent further damage in preparation for a further structural review of the existing structure. The stone slates are to be removed carefully and salvaged for reuse later on. The stone states will be stored within a building on the wider site.

In terms of the timber roof structure – it is recommended to remove any loose timbers, with any significant pieces of good quality to be salvaged and stored for reuse (where possible). All existing broken timbers will be removed.

In addition, there is a significant amount of debris and vegetation within the building, which appears to be roof structure material that has fallen in on the first floor which has subsequently collapsed onto the ground floor. The build-up of debris that is leaning on the external walls poses the risk of pushing the walls out to collapse. It is proposed to removal all foliage from the stonework to expose the existing structure to allow the building to be surveyed appropriately. It is also proposed to remove all debris and foliage from inside the building to reduce the load on the existing external walls. All existing broken timbers and debris will be removed, while significant pieces of timber and timber panelling will be salvaged and stored in a sale place for reuse.

Full details of the proposed works are outlined on the accompanying drawings (251017-100: Existing Ground Floor Plan; 251017-101: Existing First Floor Plan; 251017-102: Existing Elevations (1 of 2); and 251017-103: Existing Elevations (2 of 2)) and within the Structural Report.

4. Planning Policy

Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the

provisions of the development plan, so far as material to the application; and local finance considerations, as far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose 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.

For the purpose of this application, the development plan includes the **Wiltshire Core Strategy (CS)** adopted January 2015 covering the period 2006 to 2026, and retained saved policies (not deleted by the adoption of the CS) of the **North Wiltshire Local Plan 2011 (LP)** adopted in 2006.

The Government's policies are within the **National Planning Policy Framework** (the Framework) published December 2024 that describes how the planning system should achieve sustainable development and when the presumption in favour of sustainable development is engaged. The **Planning Practice Guidance (PPG)** provides further interpretation of the policies of the Framework.

5. Planning Analysis

Policy CP58 ensures the conservation of the historic environment, stating: '*development should protect, conserve and where possible enhance the historic environment*'.

Within correspondence from the conservation officer (Mr. A Marsh), dated the 8th December 2025, the council raised concerns regarding the condition of the cartshed/store building at Westfield Farmhouse, and suggested that it appeared to be a Building at Risk. Following a site visit on the 13th January 2026, it was deemed appropriate to submit a listed building consent application to repair the building to ensure longevity of the heritage asset.

As outlined within Section 3 of this letter, a phased approach is required due to the deteriorating condition of the building.

This application seeks Phase 1 LBC consent to remove the roof of the cartshed/store and associated vegetation and debris, to allow safe access into the building to make a full structural assessment.

The existing roof and timbers (where necessary) will be carefully removed by a fully qualified contractor, and salvaged for reuse where possible. Once the roof has been safely removed, the inside can be cleared of vegetation and debris. All good quality materials will be salvaged, stored safely on site (within an existing building) and reused where possible within Phase 2.

Phase 2 will consist of a full structural condition survey and recommendations on how to make the building safe – supported by plans, elevations and a full justification of the proposed works.

A full description of the proposed works can be found within the supporting structural report and accompanying drawings.

The works are considered necessary to secure the long-term viable use of the heritage asset, and to ensure longevity. The works will be carried out in a sensitive manner, to ensure no further harm to the listed building.

6. Conclusion

Based on the above, this application proposal is considered to comply with the specific requirements and criteria set out under Policy CP58, and seeks to protect and conserve the designated heritage asset. As such accords with both the Framework and the relevant development plan policy.

The scheme therefore accords with Policy CP58.

I trust that the enclosed information is sufficient for planning application to be registered at the earliest opportunity. Please do not hesitate to contact me should you require any additional information or if you wish to make arrangements to visit the site.

Yours faithfully,

Stella Turner MSc MRTPI

Associate

FOWLER ARCHITECTURE AND PLANNING

Encs

cc: Clients