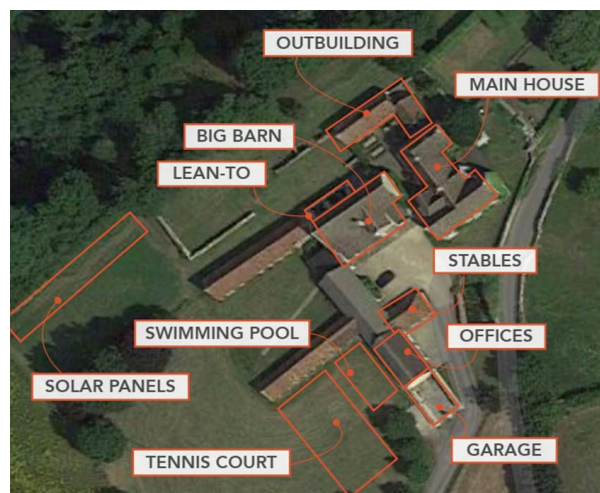
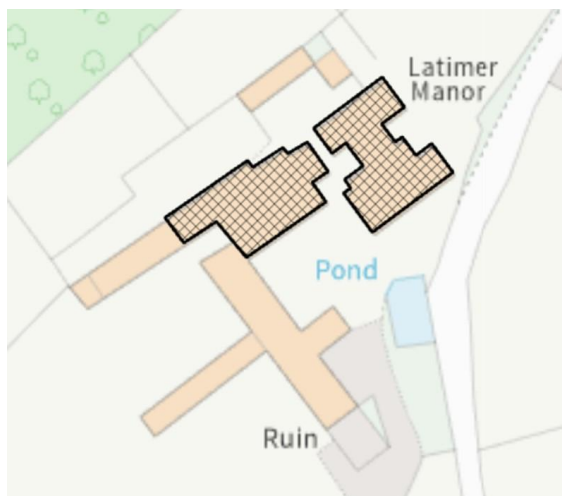


APPLICATION FOR FULL-PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/08245 & PL/2025/08822
APPLICATION TYPE:	Full planning permission & Listed building consent
SITE ADDRESS:	Latimer Manor, West Kington, Chippenham, SN14 7JQ
DEVELOPMENT DESCRIPTION:	Alterations to the main house to link with outbuildings, creating additional living space. Includes restoration of the former barn for ancillary use, partial barn conversion to office, refurbishment of stables, and garage repairs. Also proposes a tennis court, swimming pool, and solar panels within the historic farmstead grounds
RECOMMENDATION:	Planning application: Approve with Conditions Listed building consent: Approve with Conditions

SITE DESCRIPTION/CONTEXT

The application site is at Latimer Manor, which comprises: a Grade II* listed 16th/17th Century farmhouse and an 'outbuilding' to the immediate north; a large barn to the west of Latimer Manor which is listed in its own right (Grade II) and which has an attached byre. To the south of the large barn is a range of outbuildings, formerly stables. The listed buildings are shown in the context of the other buildings on the site below:



Latimer Manor (Grade II*) to the east of the large barn (Grade II) / Extract from submitted Block Plan

The application site comprises the collection of buildings. To the north the site is bound by woodland which runs adjacent to Broadmead Brook, to the south and east is the highway, from which access is taken, linking West Kington to Upper Wraxall; to the west is agricultural land the immediate parcel of which is shown as blue land on the revised Site Location Plan.

The list entries for both the Manor and the barn to the west of the Manor (for means of identification purposes only) are extracted at Annex 1 to this Report.

The outbuildings are all of age and considered to be curtilage listed. In respect of previous proposals at the site, Historic England previously stated that:

“Latimer Manor is a Grade II listed farmhouse of 16th and early-17th century origin, and appears to retain substantial and important ancillary farm buildings within its traditional manor farm setting. It is thereby a valuable group of agricultural assets within the West Kington Conservation Area.”*

The application site is situated within West Kington, within the open countryside, outside of any defined Settlement Boundary. The site is situated within the West Kington Conservation Area and is also located within the Cotswolds National Landscape (formerly Area of Outstanding Natural Beauty). The site falls entirely within flood zone 1 and is not shown to be at any elevated risk of flooding from other sources. It is not crossed by, or adjacent to, any Public Rights of Way.

PROPOSAL

The proposal comprises the following elements (as indicated on the above Block Plan extract):

Main house (Grade II* listed) and outbuilding

- The conversion of the outbuilding(s) to the north of the house to provide a kitchen and dining area associated with the existing residential use, via a glazed link.
- Works to the outbuilding including: raising of truss collar and lowering of internal floor, extending the double height section to allow for level internal connection between outbuildings over the infilled pigpen.
- Internal changes to the manor comprising changes to the use of the ground floor rooms (kitchen re-located and changed to study with associated enclosure and creation of w/c); staircase exposed through removal of stud wall; doorway inserted into current window opening to provide access to the glazed link.

Big Barn (Grade II listed)

- New external barn (timber) doors and internal (crittal) doors (both sides) and repairs to lean-to element at rear along with insertion of rooflights.
- Introduction of staircase to first floor level.

Stables / Garage

- Convert the barn/cart shed into offices / work spaces.
- Re-instatement of hipped roof to garage.

External

- Erection of swimming pool and tennis court to the immediate south of the group of buildings, set to the immediate rear of the stable range.
- Ground mounted solar panels set to the west of the group of buildings.

Revised plans were submitted during the course of determination to address comments by the Ecology Officer and also to correct the red-line application site boundary (extended into land then identified as being within the Applicant's ownership through inclusion of blue line).

PLANNING HISTORY

Proposal / Summary
PL/2022/01942 - Remove of some and variation of other Conditions to a Listed Building Consent PL/2021/11512 (To re-roof the cart shed in identical manner to its previous form) – Withdrawn – 18/05/2022
PL/2021/11512 - To re-roof the cart shed in identical manner to its previous form) – Approved – 04/02/2022
17/02063/FUL - Conversion of building to new dwelling – Approved – 02/08/2017
17/02728/LBC - Conversion of building to new dwelling – Approved – 02/08/2017
N/2391/08/02809/FUL - Closure of Existing Access, Increase height of Existing Wall and Formation of a New Vehicular Access – Refused – 18/03/2009, Appeal Allowed – 16/02/2010
N/2390/08/02810/LBC - Alterations to Boundary Wall, Including Repositioning Gate Pier, Alterations to Access and Increase Height of Wall – Refused – 18/03/2009, Appeal Allowed – 16/02/2010
N/02/01218/LBC - REPLACEMENT OF DOOR AND WINDOWS TO SOUTH WEST ELEVATION – Approved with Conditions – 23/08/2002

In addition to the above, these applications were preceded by a pre-application enquiry for substantially similar proposals.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Statutory Legislation:

- The Town & Country Planning Act 1990
- Planning (Listed Building and Conservation Areas) Act 1990

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 Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

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.

Section 14 of the NPPF addresses the challenge of climate change, flooding and coastal change.

Paragraph 167 advises that “Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights).

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).

Historic England Advice Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency, provides advice in support of consistent decision making on approaches to improve the energy efficiency and support carbon reduction of historic buildings, whilst conserving their significance.

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy
- Core Policy 2 Delivery Strategy
- Core Policy 10 Spatial Strategy for the Chippenham Community Area
- Core Policy 41 Sustainable Construction and Low-Carbon Energy
- Core Policy 48 Supporting Rural Life
- Core Policy 50 Biodiversity and Geodiversity
- Core Policy 51 Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58 Ensuring the Conservation of the Historic Environment
- Core Policy 60 Sustainable Transport
- Core Policy 61 Transport & Development
- Core Policy 62 Development Impacts on the Transport Network

- Core Policy 64 Demand Management
- Core Policy 67 Flood Risk

Draft Wiltshire Local Plan Policies

The examination of the emerging Wiltshire Local Plan has been paused and the weight to be afforded to any part of the emerging plan can be no more than very limited. A decision on how to proceed will be made by the Council in May 2026.

Neighbourhood Plan: N/A (Nettleton Parish is not designated)

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015
- A Green & Blue Infrastructure Strategy for Wiltshire: Wiltshire's Natural Environment Plan 2022-2030
- Wiltshire Local Cycling and Walking Infrastructure Plan (LCWIP)
 - Active travel infrastructure design standards 2022
 - Active travel parking standards and design guide 2022
- LTN1/20 – Cycle Infrastructure Design (July 2020)

ISSUES

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle (CP 1 and 2)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would preserve or enhance the historic environment (CP 58)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development (CP 61 and 64)
- Whether there would be any harmful impacts upon protected species or priority habitats (CP 50)
- Whether the scheme would have an acceptable landscape impact (CP 51)

CONSULTATION RESPONSES

WC Highways: No objection (subject to building being tied)

WC Conservation: No objection subject to conditions

WC Archaeology: No objection

WC Ecology: No objection subject to conditions

Historic England: No comment

Nettleton Parish: Mixed comments, summarised as follows:

- no objection to the proposed link between the main dwelling and existing outbuildings.
- no objection to the swimming pool and tennis court.
- concerns regarding the skylights (style and necessity).
- no objection to conversion of the long shed on the north side of the proposed swimming pool to a pool plant room/pool house (subject to condition re no further development or occupation other than as ancillary to the private residential use of Latimer Manor and it shall remain within the same planning unit as the main dwelling).
- no objection to the renovation of the cart shed but with a condition that it shall not be occupied or used at any time other than for ancillary purposes (not used for office / business purposes)
- objection to the change of use of existing barns / outbuildings to office space / business use (character and landscape impact / traffic impact / lack of pedestrian connectivity / not in keeping with the listed building / amenity concerns being adjacent to swimming pool / drainage and waste considerations relating to new toilet and kitchen)
- Request that a Condition is attached to any permission to ensure that the entire site remains within the same planning unit as the main dwelling and not severed as dwellings, offices or commercial entities in the future.

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties;
- A site notice displayed near the site;
- An advertisement placed in the local press.

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

Only material planning considerations have been taken into account in the assessment of this application. Non-material issues, such as property values or private legal disputes, cannot be considered in the determination process. No representations were received with regard to each of these applications.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes 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."

In accordance with this statutory requirement, this planning application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been

given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the 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.

Principle of Development

Policy Context

Core Policy 1: Settlement Strategy of the WCS establishes a hierarchy of settlements to guide where development should be focused. The policy prioritises growth in: Principal Settlements, Market Towns, Local Service Centres, Large and Small Villages; outside the defined settlements development is strictly controlled and generally not supported unless exceptional circumstances apply.

Core Policy 2: Delivery Strategy of the WCS sets out how development will be distributed and delivered across Wiltshire. The policy emphasises:

- Sustainable patterns of growth, reducing the need to travel and supporting local services.
- Development should be plan-led, aligning with the settlement strategy and supported by infrastructure.
- Windfall development (not allocated in plans) must still comply with the principles of sustainable development.
- Development outside settlement boundaries is generally not permitted, unless it meets specific policy exceptions (as set out in paragraph 4.25 of the WCS).

Together, CP1 and CP2 ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

In terms of the proposed use of the former stable range for office / business use, Core Policy 48 (as referenced at paragraph 4.25 of the WCS), which relates to the conversion of existing rural buildings is relevant. CP48 states that proposals to convert and re-use rural buildings will be supported, particularly where these are for employment, tourism, cultural and community uses .

Assessment

The elements of the proposal which relate to ancillary use to the primary residential use are generally acceptable in principle, although clearly subject to appropriate consideration in terms of heritage (and other relevant) impacts and considerations.

The proposed employment use of the former stable range is assessed against the detailed criteria to CP48, as follows:

Criterion i: The building(s) is/are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building.

A visual inspection of the buildings confirms that they are all (excepting that the garage building requires a new roof) generally structurally sound and any additional information to justify this would be disproportionate.

Criterion ii: The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas.

The buildings are all existing buildings set within the historic farmyard setting. The predominant use remains residential, and indeed the proposed office / commercial building – which is of relatively limited scale in terms of the totality of the site – will be set within this context, not least given the swimming pool proposed on the western side of the stable range building, particularly with the adjacent to an existing dwelling. Design and landscape impacts and considerations are set out more fully below, but the change of use of the building as proposed would not result in any materially adverse impact on the character or appearance of the landscape or settlement.

Criterion iii: The building can be served by adequate access and infrastructure.

Adequate access is provided to the site, as confirmed by the Highway Officer's comments which confirm no objection on this basis. Assessment regarding the appropriateness of the site in terms of sustainable transport connectivity is set out below.

Criterion iv: The site has reasonable access to local services

Although outside of any defined settlement boundary, the site is not considered to be 'remote', or 'isolated' in a technical sense. It is not distant from the core of West Kington, although it is accepted that settlement has limited facilities, and with limited facilities in the nearby settlements. As such, there is considered to be a degree of conflict with this criterion in terms of the site having 'reasonable' access to local services and it is likely that the vast majority of trips (if not all) would be by means of private vehicle.

Criterion v: The conversion of a heritage asset would lead to its viable long term safeguarding

The site clearly has significant heritage significance and the safeguarding of the buildings to ensure their long-term use and viability is an important material consideration which carries considerable weight in the planning balance.

Conclusions

The Applicant has confirmed that there are already elements of the built grouping used for the owners / occupants for home working and the intention is that (part of) the former stable range is intended to provide a separate, small-scale and potentially viable commercial re-use. To be clear, the main former barn is specifically not included within this proposed change of use, with the Description of Development on the application form confirming that building will be 'for use as incidental residential space'. They have also confirmed that there is no intention of sub-dividing the overall built grouping and would be agreeable to a Conditional on any planning permission to suitably control this.

The Parish Council's comments regarding the need to ensure that the buildings are not severed into separate units / ownership are noted, and these reflect the conclusions reached

by Historic England previously regarding the importance of the buildings as a group, stating that:

“Latimer Manor is a Grade II listed farmhouse of 16th and early-17th century origin, and appears to retain substantial and important ancillary farm buildings within its traditional manor farm setting. It is thereby a valuable group of agricultural assets within the West Kington Conservation Area.”*

It is also recognised that some level of mix of uses and activities would not be inconsistent with a traditional farmstead. On this basis, overall and on balance, the proposal is considered to be acceptable in principle, subject to the caveat that the buildings remain as one planning unit and within single ownership.

Design and Impact on the Character and Appearance of the Area

Policy Context

Core Policy 57 of the WCS requires high-quality design that:

- Enhances local character.
- Responds to the natural, historic, and built environment.
- Retains important features (e.g., trees, hedges).
- Supports sustainable construction and compatibility with surrounding uses.
- Creates safe, legible, and accessible spaces.

Section 12 of the NPPF emphasises design that is:

- Visually attractive.
- Functionally effective.
- Contributes to the quality of the built environment.

The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

Assessment

Whilst the proposal relates predominantly to the conversion of existing buildings, it does give rise to some design considerations. Most notably, the proposals do introduce an amount of glazing into the traditional group of buildings, with the glazed link between the house and outbuilding, the glazed corner roof on that outbuilding, and the glazed sections (rather than rooflights) on the roof-form of the big barn and former stable.

In these regards the Conservation Officer has not expressed any objection regarding the proposed design, and the relationship between buildings and uses is not considered to represent any specific design concerns.

Conclusion

The changes proposed are considered to be acceptable and to not adversely impact the character and appearance of the area such as to give rise to any conflict with the relevant development plan policy, in particular CP57 (WCS).

Impact on Heritage Assets

Policy Context

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 and Section 66 require 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 Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. In particular:

Paragraph 208 requires LPAs should “avoid or minimise any conflict” between the heritage asset's conservation (which includes achieving its optimum viable use) and any aspect of a proposal.

Paragraph 210 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable new uses and of new development making a positive contribution to local character and distinctiveness.

Paragraphs 212 requires “great weight” to be given to an asset's conservation “irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

Paragraph 213 advises that harm to the significance of a designated heritage asset should require “clear and convincing justification”.

Paragraphs 213-215(214-216) require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved.

Paragraph 220 advises that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm or less than substantial harm as appropriate.

The 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 and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

Assessment

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.

In terms of the specific elements of the proposal, the works to convert and link the outbuilding to the main house do give rise to some less than substantial harm, with the alterations to the floor and roof of the outbuilding and the opening into the proposed link. This harm is however counter-balanced by the repair and maintenance of the (listed) large barn, along with the re-insertion of a roof on the garage building are both considered to be positive elements representing material benefit in heritage terms. The Conservation Officer has confirmed that the works are, on balance, acceptable, with the harm being mitigated via the use of lightweight glazed link and benefits including: (i) repair and rebuilding of the existing derelict lean-tos to the existing barn; (ii) rebuilding the previously lost single storey barn to provide a new garage; (iii) restoring the roof of the main barn and stables, and (iv) securing the optimal viable of the existing ancillary structures that surround the existing farmhouse. Details of the proposed works can be covered by way of Condition(s).

The introduction of swimming pool, tennis court and solar panels, which are all largely reversible, are considered to be neutral in terms of heritage impact and it is noted that these are sited on the footprint of historic built form (per the 1900 and 1921 OS maps, and c.1970s aerial photo, included within the submitted Heritage Statement).

In totality then whilst the proposed works are not considered to particularly adversely impact the significance of the listed buildings or the Conservation Area, there is a degree of harm arising, this being 'less than substantial'.

The Archaeology Officer has confirmed that, given the nature and scope of the proposals they have no comment to make regarding the application(s).

Conclusion

Certain elements will result in harm to the designated heritage assets, in particular the Grade II* listed building, this harm is considered to be at the lower end of 'less than substantial'. In the context of paragraph 215 of the NPPF, this harm is outweighed by the public benefit of the repairs and safeguarding of the large barn (Grade II listed), along with the re-insertion of a roof on the garage building.

Amenity

Policy Context

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents. The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

Given the nature and scope of the proposals, and the context of the site – with no immediate adjacent residential use, there are not considered to be any specific external amenity impacts arising from the proposal.

However, consideration does need to be given to any impacts arising from the proposed conversion of the former stable building to commercial use. With the full length fixed glazing sections shown on the western elevation of that building, it is considered that the aspect of these, which are demonstrated on the submitted Section A-A drawing to be at eye level, does give rise to potential overlooking of the domestic swimming pool and tennis court. Such an amenity impact can however be suitably addressed by ensuring that these windows are obscure glazed and a Condition to this effect can be added to any permission.

Highways Impacts and Parking

Policy Context

Transport implications are a key factor in assessing planning applications, especially for larger developments. Proposals must demonstrate:

- Safe and suitable access for all users, including pedestrians, cyclists, and those with mobility impairments.
- No severe residual impacts on the surrounding highway network.
- Promotion of sustainable travel, reducing reliance on private vehicles.
- Adequate parking and cycle provision, in line with adopted standards.
- Protection and enhancement of public rights of way and active travel routes.

Relevant policies include Core Policies 60–64 of the Wiltshire Core Strategy, supported by the Wiltshire Local Transport Plan, Car Parking Strategy, and Cycling Strategy. The Local Cycling

and Walking Infrastructure Plan (LCWIP) and LTN 1/20 (DfT) provide further design guidance for active travel infrastructure.

Proposals must also ensure safe access for refuse collection vehicles and comply with the Wiltshire Council Waste Storage and Collection SPD (2017).

Where necessary, Transport Assessments or Statements should be submitted to evaluate impacts and identify mitigation. Planning conditions or legal agreements may be used to secure off-site improvements, travel plans, or contributions to sustainable transport infrastructure.

Assessment and Conclusion

The Parish Council's concerns regarding traffic and highways impacts are noted. However, it should be noted that the extent of floorspace proposed to change use is relatively modest, being some 74sqm set over two floors. As such, the level and quantum of traffic generation will be similarly modest and it is not considered that any impact would be severe (in terms of paragraph 116 of the NPPF), certainly to any extent which would be a justifiable reason for refusal. There is adequate space for parking within the application site for any additional traffic and provision for EV and cycle parking space can be appropriately secured by way of Condition.

In this context the Highway Officer has confirmed no objection to the application, subject to the buildings remaining as one planning unit (as above) and there is no reason to disagree with this conclusion.

Ecology and Biodiversity

Policy Context

The ecological impact of development is a key planning consideration, especially for larger schemes. Proposals must assess and address potential effects on:

- Protected species
- Priority habitats
- Ecological networks
- Green and blue infrastructure

Core Policy 50 of the Wiltshire Core Strategy requires development to:

- Avoid harm to ecological assets.
- Deliver measurable Biodiversity Net Gain (BNG), in line with the Environment Act 2021.
- Support habitat restoration and connectivity.
- Integrate biodiversity into site design.

The Green & Blue Infrastructure Strategy (2022–2030) promotes nature recovery, ecosystem services, and habitat connectivity through development.

Unless exempt, National policy requires a minimum of 10% Biodiversity Net Gain (BNG) for major developments, demonstrated via:

- Biodiversity Metric calculations

- Ecological assessments (e.g. PEAs, Phase 1 surveys, protected species surveys)

Assessment

The application is accompanied by an Ecological Assessment and following comments made by the Ecology Officer revised plans were submitted appropriately showing the necessary bat mitigation. The Ecology Officer has also recommended a Condition requiring compliance with the submitted details, to ensure a precautionary approach is taken with regard to bats, GCN as well as nesting birds, badgers, reptiles and habitats.

In terms of Biodiversity Net Gain, the application form confirms that this is applicable for this (planning) application, given the extent of land which is proposed to change use. The application has been accompanied by a BNG metric which provides the baseline position and suitable BNG provision would be provided by the mandatory pre-commencement Condition. Some landscaping is proposed within the red-line boundary to screen the tennis court; whether this would fulfil the full BNG requirement remains to be determined post-permission.

Conclusion

With the imposition of the necessary any appropriate Condition, the proposal is considered acceptable and there is not considered to be any conflict arising with Core Policy 50 (WCS) or Section 15 of the NPPF.

Landscape and Visual Impact

Policy Context

Core Policy 51 of the Wiltshire Core Strategy requires development to:

- Protect, conserve, and enhance landscape character and quality.
- Respect local distinctiveness, key views, and visual receptors.
- Give particular weight to impacts on National Landscapes (formerly AONBs) and locally valued landscapes.

The Wiltshire Design Guide SPD (2024) promotes a context-led approach, encouraging integration with natural features and settlement patterns while avoiding visual intrusion.

The Green & Blue Infrastructure Strategy (2022–2030) supports landscape protection through green infrastructure, habitat connectivity, and nature-based solutions.

The NPPF emphasises the need to protect and enhance valued landscapes, particularly those with scenic, historic, or ecological significance. Planning decisions should:

- Recognise the intrinsic character and beauty of the countryside.
- Safeguard key views, local distinctiveness, and landscape settings.
- Ensure development is well-integrated into its surroundings and avoids visual intrusion, especially in sensitive or designated areas.

Landscape impact must be considered alongside biodiversity, heritage, and green infrastructure objectives, with mitigation measures encouraged where harm cannot be avoided.

Paragraph 189 of the NPPF requires that great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscapes which have the highest status of protection in relation to these issues.

Under Section 245 of the Levelling-up and Regeneration Act 2023, LPAs and other relevant authorities must now “seek to further” the statutory purposes of National Landscapes (formerly Areas of Outstanding Natural Beauty), replacing the previous duty to merely “have regard to” them.

This is an active duty, requiring authorities to take reasonable and proportionate steps to support the conservation and enhancement of the natural beauty, special qualities, and key characteristics of these designated areas when exercising any function that affects them.

Assessment

The site is situated within a designated landscape (Cotswold National Landscape, ‘CNL’) and located at a sensitive edge of settlement site with views into and through it from the public highway. The historic context of the site is relevant to some degree, and it is acknowledged that the site of the proposed tennis court and swimming pool previously accommodated functional built form related to the farm holding (as per the aerial photograph from 1970s included within the submitted Heritage Statement). With the conversion and change of use of the buildings not leading to any adverse landscape impact of themselves, any landscape impact is essentially limited to the introduction of these leisure uses within the site, along with the solar PV array.

The tennis court is specified as being of green asphalt and can be suitably Conditioned as such; it is also shown as being screened by an introduced 5’ high beech hedge, which can be secured by way of Condition. In any case, with the primary use of the site being residential, the introduction of these features is not considered to be incongruous. The swimming pool is shown with a dark blue liner, also minimising any adverse visual impact. The solar panels are set behind mature landscaping such that they are not readily visible from the public highway, and in any case are some 100m distant from any filtered views which may be received.

Conclusion

With the shown landscaping suitable secured by way of Condition, it is not considered that the proposal leads to any landscape impact or harm such as to conflict with Core Policy 51 (WCS) or Section 15 of the NPPF, nor the duty in terms of seeking to further the statutory purposes of the CNL.

Other Issues

The introduction of solar PVs on the site does accord with wider aims and objectives regarding **sustainable energy generation**, in particular as per Core Policy 41 (WCS) and the declared climate emergency. These weigh in favour of the provision of these, and noting that they are entirely reversible in terms of heritage impact.

There are not considered to be any **flood risk or drainage** issues arising as the site is entirely within flood zone 1 and not at any elevated risk of flooding from any other source. Detailed matters of drainage would be dealt with by way of Building Control.

PLANNING BALANCE AND CONCLUSION

At the heart of the NPPF there is a presumption in favour of sustainable development requiring local planning authorities to approve development proposals that accord with an up-to-date development plan without delay; and where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless (taken from paragraph 11d of the NPPF):

- The application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole;

The principle of development is considered acceptable when assessed against the relevant policies of the development plan, in particular Core Policies 1, 2 and 48 of the Wiltshire Core Strategy. In particular, whilst the use of the majority of the buildings within the application site are to remain within residential use, an element of the existing garage / stable building is proposed to change use to Class E. This has been assessed against the relevant criteria of CP48 and, noting that the proposal involves the repair and maintenance – and thus long-term safeguarding – of the big barn (listed at Grade II) and the stable / garage building, the proposal is considered to overall comply with this policy.

There is considered to be some heritage harm arising from specific aspects of the scheme, in particular the altered opening to the Grade II* listed building. This is assessed as being 'less than substantial' (towards the lower end) and in the context of paragraph 215 of the NPPF it is necessary to consider this against the public benefits arising from the proposal. The repairs to, and safeguarding of, the large Grade II listed barn is a particular benefit which carries weight, as does (to a lesser extent), the re-insertion of a roof on the garage building. Overall, there is merit in ensuring that the range of buildings are restored and benefit from an active use going forward, and as such the balance in heritage terms – and public benefit resulting – is considered to outweigh the harm arising.

There are no other technical matters arising which give rise to any substantive reasons for objection, in particular design and highways, with issues of amenity, ecology and landscaping being suitably controlled by way of Condition.

Accordingly, the proposal is considered acceptable in planning terms and in accordance with the Wiltshire Core Strategy, the National Planning Policy Framework, and all other relevant material considerations and is recommended for approval accordingly.

RECOMMENDATION:

That Planning Permission (PL/2025/08245) be GRANTED, subject to conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
- Site and Location Plans (received 17/03/2026)
 - Main House and Outbuilding. Existing Plans and Elevations
 - Main House and Outbuilding. Proposed Plans and Elevations
 - Big Barn and Lean-To. Existing Plans and Elevations
 - Big Barn and Lean-To. Proposed Plans and Elevations (received 05/03/2026)
 - Garage, Offices and Stables. Existing Plans and Elevations
 - Garage, Offices and Stables. Proposed Plans and Elevations
 - Tennis Court and Swimming Pool. Proposed Details
 - Solar Panels. Proposed Details Scale: 1:50 and 1:100
(received 05/11/2025 unless otherwise stated)

REASON: For the avoidance of doubt and in the interests of proper planning.

3. No works to external walls and roofs shall commence until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before the relevant works commence in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

4. Notwithstanding the approved drawings, no works shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:
- (i) Large scale details of all external joinery including metal-framed glazing (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;
 - (ii) Large scale details of all internal joinery, including metal-framed glazing (1:5 elevation, 1:2 section);
 - (iii) Full details of proposed rooflights, which shall be set in plane with the roof covering;
 - (iv) Full details of external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air;
 - (v) Full details of proposed internal service routes;
 - (vi) A full schedule and specification of repairs to the existing masonry and timber fabric including a structural engineer's report where new openings and structural bracing

is required setting out the nature of, and suggested remedial work to, the structural defects, any proposed timber and damp proof treatment, and a full schedule of internal finishes to walls, ceilings and floors

(vii) Full details and samples of external materials.

(viii) Full details of the proposed glazing link construction and its junction with the existing farmhouse.

The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

5. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority.

REASON: In the interests of preserving the character and appearance of the listed building and its setting

6. The development will be carried out in strict accordance with the following documents:
 - Chapter 5 (mitigation for bats, reasonable avoidance measures for GCN, and other precautions for nesting birds, badgers, reptiles and habitats) of the Ecological Assessment, Luscinia Ecology, October 2025
 - Figures 3-8 of the "Compensation for bats" letter, ref LUS24212, Luscinia Ecology, 10th February 2026, which show the locations and specifications of bat roosting provisions
 - Big Barn and Lean-To Proposed Plans and Elevations, SE Architecture, March 2025

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

7. No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation. The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of wildlife-sensitive habitats, including habitat used by bats.

8. Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancements – such as nesting opportunities for birds and log piles – shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation/enhancement for biodiversity.

9. The garage / stable building which is hereby approved (in part) for commercial use shall remain within the same planning unit as the main dwelling and all other buildings forming part of this application site.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

10. Before the commercial use hereby permitted within the garage / stable building is first brought into use, the windows in the roofslope of the west elevation shall be glazed with obscure glass only to an obscurity level of no less than level 4 and the windows shall be maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

11. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

12. The tennis court and swimming pool details shall be installed as per the hereby approved detailed plan [Tennis Court and Swimming Pool. Proposed Details] and shall remain so in perpetuity.

REASON: In the interests of visual amenity and the character and appearance of the area.

13. The part of the development hereby approved for office use [Use Class E(g)(i)] shall be used solely for purposes within that Use Class of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended by the Town and Country Planning (Use Classes) (Amendment)(England) Order 2005 (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification), and shall be limited in extent to 74sq.m.

REASON: The proposed use is acceptable but it is appropriate and necessary to control the scale of this to ensure it remains of appropriate scale and impact.

RECOMMENDATION:

That Listed Building Consent (PL/2025/08822) be GRANTED subject to conditions:

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The works hereby permitted shall be carried out in accordance with the following approved plans:
 - Site and Location Plans (received 17/03/2026)
 - Main House and Outbuilding. Existing Plans and Elevations
 - Main House and Outbuilding. Proposed Plans and Elevations
 - Big Barn and Lean-To. Existing Plans and Elevations
 - Big Barn and Lean-To. Proposed Plans and Elevations (received 05/03/2026)
 - Garage, Offices and Stables. Existing Plans and Elevations
 - Garage, Offices and Stables. Proposed Plans and Elevations
 - Tennis Court and Swimming Pool. Proposed Details
 - Solar Panels. Proposed Details Scale: 1:50 and 1:100 (received 05/11/2025 unless otherwise stated)

REASON: For the avoidance of doubt and in the interests of proper planning.

3. No works to external walls and roofs shall commence until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before the relevant works commence in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

4. Notwithstanding the approved drawings, no works shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:
 - (i) Large scale details of all external joinery including metal-framed glazing (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;
 - (ii) Large scale details of all internal joinery, including metal-framed glazing (1:5 elevation, 1:2 section);
 - (iii) Full details of proposed rooflights, which shall be set in plane with the roof covering;
 - (iv) Full details of external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air;
 - (v) Full details of proposed internal service routes;
 - (vi) A full schedule and specification of repairs to the existing masonry and timber fabric including a structural engineer's report where new openings and structural bracing is required setting out the nature of, and suggested remedial work to, the structural defects, any proposed timber and damp proof treatment, and a full schedule of internal finishes to walls, ceilings and floors
 - (vii) Full details and samples of external materials.
 - (viii) Full details of the proposed glazing link construction and its junction with the existing farmhouse.

The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

5. The existing roof timbers shall be retained, uncut and unaltered in situ unless otherwise agreed with the LPA.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

6. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority.

REASON: In the interests of preserving the character and appearance of the listed building and its setting

INFORMATIVES

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required, it will be necessary for the applicant to obtain the landowners consent before such works commence. If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

Historic England List Descriptions

Latimer Manor

List Entry Number: 1183476 (Grade II*)

"Farmhouse, C16 and early C17 (1617 date in upper south east room), rubble stone with stone tiled roofs and coped gables. 2 ridge stacks to centre range, end-wall stacks to south wing and east end stack to north wing, north west roof hipped at angle. 2 storeys, E-plan with south wing continued to west and rear stair tower gabled to north. C16 centre range with early C17 fenestration and projecting gabled 2-storey porch with broad Tudor-arched doorway with hoodmould and 3-light ovolo-moulded mullion and transom window over. Studded plank inner door in moulded doorcase with hoodmould.

To right 4-light ovolo-moulded window with king mullion and hoodmould to each floor. To left 2-light ovolo-moulded mullion and transom ground floor window concealed behind built-out wall with 2-light ovolo-mullion window. Rear of centre range has C16 Tudor-arched flat-headed windows with hoodmoulds, single light above, 3-light below and oak plank door in Tudor-arched oak frame with timber lintel. Stair tower to right has Tudor-arched single light on west wall and ovolo-moulded single light in north return. South wing has first floor 3-light ovolo-moulded window to north east return and long south front, 3-window range, the centre an earlier south extension of centre range (internal evidence of a gabled roof). Upper ovolo-moulded windows, one 2-light, two 3-light; ground floor windows with hoodmoulds, 2-light hollow-chamfer to left, 4-light chamfered mullion-and-transom with king mullion to centre and 4-light ovolo-mullion with king mullion to right. North wing has one 3-light ovolo-mullion window with hoodmould to each floor of south east return. Leaded lights throughout.

Interior: centre has fine moulded beams to 6-panel ceiling, chamfered and stopped beams across passage and large timber lintel north fireplace with moulded stone doorcase to right. Stair has octagonal newel. Ground floor centre room to south wing has fine Tudor-arched stone fireplace with shelf and egg-and-dart and guilloche moulding. Stone fireplaces to upper east and west rooms and north wing upper east room. Centre has steep 3-bay roof, double purlin with 2-collar trusses. North side roof is C19 replacement."

Barn to west of Latimer Manor

List Entry Number: 1022984 (Grade II)

NETTLETON WEST KINGTON ST 87 NW 2/408 Barn to west of Latimer Farmhouse

"Barn, C18, rubble stone with stone tiled roof, coped gables and projecting south side off-centre 2-storey gabled entry. Steel beam lintel with relieving arch over and unmoulded 2-light mullion window in gable. Flush quoins. Lean-to stables each side of cart- entry. Inserted C20 floor within. Listed for group value."