

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00755
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Shrewton House, Elston Lane, Shrewton, Salisbury, SP3 4HJ
DEVELOPMENT DESCRIPTION:	Installation of oil tank and Air Source Heat Pump to north side of the house (revision of PL/2024/07555)
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the installation of an oil tank and Air Source Heat Pump to north side of a Grade II listed building. A previous planning permission for an air source heat pump with reference PL/2024/0755 was previously approved.

SITE DESCRIPTION/CONTEXT

Shrewton House with its front railings are Grade II Listed and lie outside of the limits of development of the large village of Shrewton. It is located within the Special Landscape Area of Salisbury Plain and within the Salisbury Plain and West Wiltshire Downs Countryside Character Area. The site is located within Flood Zone 1 but entrance to the site is at risk of surface water flooding and groundwater flooding. There is a public right of way that runs to the northwest of the site known as SHRE29. The site is within the catchment of the River Avon Special Area of Conservation (SAC) and the 6.4km Salisbury Plain Special Protection Area (SPA) Zone of Influence.

The listing for the Grade II Listed Building is as follows:

SHREWTON ELSTON LANE SU 04 SE (off east side) 3/234 Shrewton House and front railings 18/2/58 II Detached country house. Circa 1830, with late C19 service wing. Limestone ashlar front, rendered brick returns, late C19 rear wing is brick cavity walling, Welsh slate hipped roof, ashlar stacks with moulded capping. T-plan. 2- storey, 3-window front. Central double doors have fanlight over incorporating a lamp, either side is 15-pane tripartite sash, veranda to ground floor is supported on four pairs of stone Tuscan columns and up 4 stone steps. First floor has three French windows with margin panes, balcony with good wrought iron railings. Deep eaves. Left return has four plate glass sashes to ground floor and one small 12-pane sash to first floor. Right return has three plate-glass sashes and one small 12-pane sash to first floor: external stack. Rear of main range has one 20-pane sash to ground floor and one 16-pane sash to first floor. Rear service wing has half glazed doors and 4-pane, 12-pane or plate glass sashes to ground and first floors. Interior has fine plaster ceiling margins, room to left of door has vine decoration and room to right depicts oak leaves and acorns, the hall has laurel leaves. Fireplace surrounds with paterae. Cellar. In front of the house are railings with same ironwork as those on the balcony.

Listing NGR: SU0721944791

PLANNING HISTORY

- PL/2025/04257 - Use of land at Shrewton House for wedding receptions for up to 20 events per annum – Approved
- PL/2024/07555 – Installation of air source heat pump to north side of the house – Approved
- PL/2023/04324 – Listed Building Consent Reconfiguration of both external staircases to basement and associated internal alterations. Erection of new pool house, air source heat pumps and alterations to existing driveway access – Approved
- PL/2023/03838 - Erection of new pool house and air source heat pump – Approved
- 20/07275/LBC - Replacement fire escape stairs to north rear, alterations and repairs to front balcony and removal of internal wood dresser from former staff kitchen - Approve with Conditions
- 20/06812/FUL - Replacement fire escape stairs to north rear, alterations and repairs to front balcony and removal of internal wood dresser from former staff kitchen - Approve with Conditions
- 19/02987/LBC - Internal alterations to rear 1900's servants' wing first floor bedrooms to form two tourist accommodation studios. Internal alterations to back stairs and china pantry door. New glazed doors to first floor balcony and cellar. - Approve with Conditions
- 19/10968/LBC - Internal and external alterations to rear 1900's servants' wing first floor bedrooms and ground floor unit to form two tourist accommodation studios - Approve with Conditions
- 18/09919/LBC - Internal alterations to basement and modifications to external ventilation grilles and cellar chutes on east elevation. - Approve with Conditions
- 18/09768/LBC - Internal alterations to ground floor kitchen, pantry and servery. - Approve with Conditions
- 18/08975/LBC - Internal alterations to north rear of existing ground floor to facilitate change of use to self- contained residential flat. - Withdrawn
- 18/08756/FUL - Internal alterations to north rear of existing ground floor and change of use to self-contained residential flat. - Withdrawn
- 18/08209/LBC - Internal alterations to rear 1900's servants' wing first floor bedrooms and use of the area to form three tourist accommodation studios. Internal alterations to north rear of existing ground floor and change of use to self-contained residential flat. External alterations to include new rear entrance porch, re-construct the external rear access stairs to the first floor and new external steps - Approve with Conditions
- 18/08165/FUL - Change of use to form self-contained residential flat- Withdraw
- 18/07900/LBC - Internal alterations to form en-suite bathrooms to first floor. - Approve with Conditions
- 18/07858/FUL - Internal alterations to rear 1900's servants' wing first floor bedrooms and use of the area to form three tourist accommodation studios. Internal alterations to north rear of existing ground floor and change of use to self-contained residential flat. External alterations to include new rear entrance porch, re-construct the external rear access stairs to the first floor and new external steps. - Approve with Conditions
- 18/05168/LBC - Internal alterations to basement, ground floor. External alterations to east and west elevations and insertion of new doors. - Approve with Conditions
- S/2002/2223 - Garage at Shrewton House Approve with conditions
- 87/1208 - Conversion of loft over stables from storage to studio provision of exterior staircase at Shrewton House - Approve with conditions
- 86/517 - Construction of hard tennis court 110' x 55' with 2.75m high chain with fence at Shrewton House - Approve with conditions

- 77/114 - Use for land for residential caravan for staff accommodation - Approve with conditions
- 76/287 - Siting of caravan for staff accommodation at rear of Shrewton House - Refused

RELEVANT POLICIES AND GUIDANCE

National Planning Policy Framework (NPPF)

2. Achieving sustainable development

4. Decision-making

12. Achieving Well-designed places

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 4: Spatial Strategy: Amesbury Community Area

Core Policy 41: Sustainable construction and low carbon energy

Core Policy 57: Ensuring High Quality Design and Place Shaping

Core Policy 58 - Ensuring the conservation of the historic environment

Core Policy 69 - Protection of the River Avon SAC

Adopted Salisbury District Local Plan saved policies

C6 - Development within the Special Landscape Area

Planning (Listed Building and Conservation Areas) Act 1990:

Section 16

Section 66

CONSULTATION RESPONSES

Shrewton Parish Council: No Objection

Conservation: No Objection

The revisions of various heat pumps and oil tanks raise no significant concerns. The proximity of the oil tank to the house is unfortunate but there is adequate comfort from it being a bunded plastic tank and the risks of leaks, at least from the tank itself, would be negligible. The works will have no adverse impact on the character and significance of the listed building and its setting, with regard to section 66 of the PLBCA Act, the NPPF and CP58.

Public Protection: Comment:

I write regarding installation of oil tank and Air Source Heat Pump to north side of the house (revision of PL/2024/07555). I note the proposal is for installation of a smaller ASHP than that previously approved under PL/2024/07555. The proposed plant under this application has a lower sound power level than that previously approved, therefore installation of the plant should not result in adverse impact to occupants of the nearest noise sensitive residential property.

I recommend a condition is applied to ensure Daikin EPRA18DW7 is installed and maintained in accordance with plans approved, and manufacturer's instructions, at all times thereafter.

REPRESENTATIONS

1 Comment of support was received.

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 application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Principle of Development

The site is not situated within a settlement boundary as defined by WCS policies CP1, CP2 and CP4, development outside the defined settlement boundaries will be limited to infill within the existing built area. The application is for the proposed installation of a heat pump and an oil tank to a residential dwelling. There is no objection to the principle of development subject to consideration of all material planning issues and site-specific constraints.

Impact on the heritage asset

Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 places a duty on the local planning authority to have special regard to the desirability of preserving listed buildings and their settings.

The NPPF defines the setting of a heritage asset as '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, may affect the ability to appreciate that significance or may be neutral.'

The NPPF outlines government policy in respect of the historic environment (Section 16). This requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting and to then understand the potential impact of the proposal on their significance using appropriate expertise where necessary. Significance can be

harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

In paying 'special regard' to listed buildings and their settings, the NPPF requires an assessment as to whether the proposal causes 'substantial harm', or 'less than substantial harm'.

This application proposes to install an ASHP and an oil tank on the northeast section of the Grade II listed dwelling. A previous application for the installation of a single ASHP was approved, this is located in a similar location as this application. The proposed screening and hedging are also almost identical to the previously approved scheme.

The LPA's conservation officer notes that the proximity of the proposed oil tank to the dwelling is unfortunate, but as the oil tank is made of bunded plastic, the risks of leaks, at least from the tank itself, would be negligible. The visual impact of the proposed development is mitigated with hedge screening on the west and north and a vertical boarded timber fence on the east elevation to shield the oil tank. It is considered that the location of the proposed ASHP and oil tank has no significant impact on the setting, character or significance of the listed building, with regard to section 66 of the PLBCA Act, the NPPF and CP58.

Impact on Residential Amenity

Core Policy 41 of the WCS identifies how sustainable construction and low-carbon energy will be integral to development in Wiltshire to achieve sustainable development and conserve natural resources and to reduce the county's contribution to climate change.

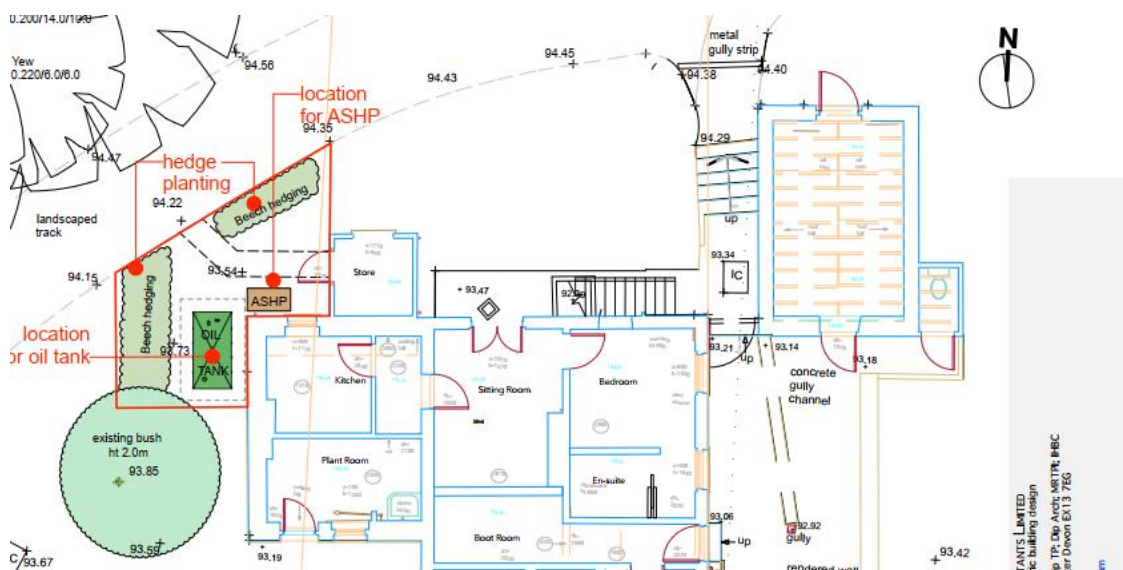
As stated in the NPPF planning should 'always seek to secure high quality design and a good standard of amenity for all and future occupants of land and buildings. Aside from this, WCS policy CP57 requires that the impact of the development on the amenity of the existing occupants and neighbours is acceptable and ensure that appropriate levels of amenity are achievable within the development itself. Residential amenity is assessed but not limited to privacy, outlook, daylight and sunlight, and living areas within private gardens.

The Chartered Institute of Environmental Health has written a professional advice note regarding heat pumps. Air source heat pumps are part of the Government's strategy to reach net zero carbon emissions by 2050, however, the technology operates during the night and day and generates noise therefore potentially causing significant adverse effects on residential amenity.

Some ASHP installations are considered "permitted development" (i.e. they don't need planning permission) provided that all the conditions listed are met. However, as the application site lies within the curtilage of a Grade II listed building, planning permission is required.

A previous application with reference PL/2024/07555 was approved for one Clivet Wisan P 25.2 air source heat pump located on the northeastern corner of Shrewton House. As part of that application, a noise impact assessment report calculated the noise level of the proposed air source heat pump at the façade of the nearest receptors. It was concluded that: *when the*

Alongside the proposed ASHP, a replacement oil tank is proposed next to this. The submitted documents indicate that in order to avoid spillage, the existing oil tank needs to be replaced immediately. It is not considered that this replacement oil tank would have an impact on residential amenity.



CONCLUSION

For the reasons outlined within this report, officers are of the opinion that the proposed development conforms to the objectives of Core Policies 1,4, 41, and 57 of the Wiltshire Core Strategy and the aims of the NPPF. It is therefore considered and recommended that planning permission should be granted for the development, subject to suitable conditions for the lifetime of the development.

RECOMMENDATION: APPROVE with 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:

Proposed East Elevation Drawing Number: 130 15 13 Rev 02 Received: 04 February 2026

Proposed West Elevation Drawing Number: 130 15 14 Rev 02 Received: 04 February 2026

Historic Buildings Statement Received: 04 February 2026

Heritage, design & access statement Received: 04 February 2026

Location Plan Received: 04 February 2026

Proposed Ground Floor Plan Drawing Number: 130 15 10 Rev 02 Received: 04 February 2026

Proposed Oil Tank Drawing Number: 130 15 51 Rev 00 Received: 04 February 2026

Proposed Air Source Heat Pump Drawing Number: 130 15 50 Rev 00 Received: 04 February 2026

Proposed North Elevation Drawing Number: 130 15 11 Rev 02 Received: 04 February 2026

Air Source Heat Pump Specification Sheet Received: 11 February 2026

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

3. The development hereby permitted is for the installation of one Daikin EPRA18DW7 air source heat pump with the location shown on Drawing No 130 15 05 Site Plan. The hereby approved air source heat pump should be installed and maintained in accordance with plans approved, and manufacturer's instructions.

REASON: In the interests of residential amenity.