

APPLICATION FOR LISTED BUILDING CONSENT

OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2025/09564
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	Owls Barn, The Street, Chirton, Devizes, SN10 3QS
DESCRIPTION OF WORKS:	A rooflight, window and vents on northern elevation retrospective.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

Owls Barn is a Grade II listed building and is a former stables and cow house which encloses the north side of the courtyard of Manor Farm which is a historic farmstead. Other buildings within the farmstead grouping are also Grade II listed buildings including the farmhouse. The farmstead is located within Chirton Conservation Area.

The building is designated for its special architectural and/or historic interest under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The list entry, for means of identification purposes only, provides the following description:

GV II Stables and cow housing on north side of farmyard. C19. Brick, some weatherboarding on studding to cowhouse. Tiled roofs. Cow house of 5 bays, the eastern 2 bays of brick. Stable doors and two half-round windows in weatherboarded section. Attached at west end to barn (q.v.) and at east to higher stables of 3 bays, with loft over and half hipped pantiled roof. Central stable doors and 2 casement windows. Pitching door in gable to street. Included for group value in village street.

PROPOSAL

The proposal seeks listed building consent to retain a rooflight, window and vents on northern elevation.

RELEVANT PLANNING HISTORY

Proposal / Summary
K/52221/F - Full planning permission Decision - Approve with Conditions Date: 6/7/2005 – Change of use of farm building to office and storage space
14/10413/FUL - Full planning permission Decision - Approve with Conditions Date: 15/1/2015 – Alterations and refurbishment of existing farmhouse and detached garage.
14/10460/LBC - Listed building consent Decision - Approve with Conditions Date: 15/1/2015 – Alterations and refurbishment of existing farmhouse and detached garage.
20/07639/LBC - Listed building consent Decision - Approve with Conditions Date: 12/1/2021 – Retention of timber casement windows
ENQ/2021/03800 - Pre-Application enquiry Decision - Pre-App Response Date: – 10 Replacement of UVPC front doors to timber 20 Front path to main door 3) Replacement of white guttering to cast iron look.

PL/2022/06860 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 22/11/2022 – Conversion of part of Owls Barn to provide additional residential accommodation to be used in conjunction with the main house; associated works including replacement windows to existing barn and replacement means of enclosure.
PL/2022/06448 - Full planning permission Decision - Approve with Conditions Date: 22/11/2022 – Conversion of part of Owls Barn to provide additional residential accommodation to be used in conjunction with the main house; associated works including replacement windows to existing barn and replacement means of enclosure.
16/08431/LBC - Listed building consent Decision - Approve with Conditions Date: 26/10/2016 – Repairs and restoration of existing Listed Barn
E/09/0572/FUL - Full planning permission Decision - Approve with Conditions Date: 18/6/2009 – Demolition of rear single storey extension and construction of rear two storey extension.
E/09/1169/CAC - Demolition in a conservation area Decision - Approve with Conditions Date: 5/11/2009 – Demolition of coal shed and open fronted shed, retention of back wall.
E/10/0236/FUL - Full planning permission Decision - Approve with Conditions Date: 15/4/2010 – Reconstruct part of existing sheds. Replace existing corrugated iron roofs with double roman clay tiles.
ENQ/2023/01636 - Pre-Application enquiry Decision - Pre-App Response Date: 8/2/2024 – Demolition of existing single-storey extension to south elevation. Erection of two-storey extension to west elevation
ENQ/2024/01285 - Pre-Application enquiry Decision - Pre-App Response Date: 27/1/2025 – Erection of 4no. detached dwellings, conversion of existing barn into single dwelling, sub-division and extension of Owls Barn (Grade II Listed Building) to create 2no. separate dwellings, with associated parking, turning, landscaping, private amenity spa
K/14034 - Full planning permission Decision - Approve with Conditions Date: 29/8/1989 – CONVERSION OF FARM BUILDINGS TO HOUSE WITH ATTACHED WORKSHOP FOR LIGHT INDUSTRIAL USE.
K/15593/L - Listed building consent Decision - Approve with Conditions Date: 10/4/1990 – INTERNAL AND EXTERNAL ALTERATIONS TO CONVERT EXISTING STABLE TO DWELLING
K/31933/L - Listed building consent Decision - Refused Date: 29/9/1995 – Alterations and provision of roof lights to form room in in roof space.
PL/2024/05971 - Householder planning permission Decision - Refuse Date: 13/9/2024 – Erection of detached cart shed, following removal of existing garage.
PL/2024/07750 - Approval of details reserved by a condition Decision - Approve Date: 16/10/2024 – Discharge of conditions 3, 4, 5, 6, 7 and 9 of PL/2024/03709
PL/2025/05865 - Full planning permission – Erection of 1 no. detached dwelling, conversion of existing barn into single dwelling, and sub-division & extension of 'Owls Barn' to create two separate dwellings; with associated parking, turning, landscaping, private amenity space & access arrangements
PL/2025/06037 - Listed building consent (Alt/Ext) – Erection of 1 no. detached dwelling, conversion of existing barn into single dwelling, and sub-division & extension of 'Owls

Barn' to create two separate dwellings; with associated parking, turning, landscaping, private amenity space & access arrangements
PL/2025/07481 - Householder planning permission – Retrospective application for the Installation of 2 no. air source heat pumps.
PL/2025/09034 - Householder planning permission Decision - Approve with Conditions Date: 8/1/2026 – Retrospective erection of green house and engineering operations to construct a new gravel terrace area; including new brick walls and steps, with slate.
PL/2025/09035 - Householder planning permission – Replacement front boundary wall, and new gravel driveway.
PL/2025/09564 - Listed building consent (Alt/Ext) – A rooflight, window and vents on northern elevation retrospective.
ENF/2025/00914 - Alleged unauthorised works to Owls Barn - Manor Farm, 17 The Street, Chirton, Devizes SN10 3QS – A rooflight, window and vents on northern elevation retrospective.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Legislation

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 Policy and Guidance

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.

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).

Wiltshire Core Strategy:

Whilst not directly relevant to listed building consent applications, the below policies give an indication of the Council's approach to development affecting heritage assets:

- Core Policy 57 '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.

- Core Policy 58 '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."

ISSUES

impact on the significance of the listed building, impact on the setting of neighbouring listed buildings, impact on the character and appearance of the conservation area.

CONSULTATION RESPONSES

Chirton and Conock Parish Council - The application was discussed at the full meeting of the PC on 10th March 2026. It was agreed that a neutral comment should be made, with regard to the changes that were made historically to this listed building in a conservation area, where changes to the character of the building were not in keeping and visually impactful to the neighbouring property and also visible from the road.

REPRESENTATIONS

In accordance with the requirements of Section 5(1) of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended) the application for listed building consent was publicised by way of:

- A site notice displayed near the site;
- An advertisement placed in the local press.

These methods were used to inform interested parties and to allow a statutory consultation period of **21 days** for representations to be submitted.

1 representation was received during the consultation period. In accordance with the provisions of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, only matters relevant to the consideration of the building's special architectural or historic interest have been taken into account in the assessment of this Listed Building Consent application.

1 representation – objects to the works proposed for regularisation as causing harm to the listed building and conservation area and impacting on the enjoyment and value of neighbouring property. Alleges that additional unauthorised works have also been carried out to Owl's Barn including:

- Rooflights
- External soil vent pipe
- Satellite dish
- Television aerial
- Boiler flue
- External wiring affixed to the boundary wall

As a response to this representation, amended proposed elevations were submitted showing the satellite dish, tv aerial and external wiring as being removed. The objector was therefore given a further opportunity to respond. Due to the minor nature of the amendments, the application was not subject to wider re-consultation.

The objector further objected to the proposed works stating ‘These revisions (the removal of a satellite dish and cables which are unlikely to even be connected, and the application for an existing soil vent pipe), are noted; however they do not address the principal objection to this application, namely the retrospective consent sought for the insertion of a window and vents within the historic boundary wall. Their removal does not represent any meaningful rectification of the damage caused to the building’s character or significance. In planning terms, this amended elevation plan is not material to the assessment of this application. These superficial revisions do not alter the nature of the development, the retrospective status of the works, or the identified impact on the character and setting of this Listed Building. These revisions are a minor, and a very much cosmetic response to the points made in the objection; and they reflect the lack of care in the custodianship of this Listed Building. The issues raised in my original objection therefore remain entirely unchanged. In particular, this application seeks to regularise unauthorised alterations that have caused heritage harm, without any corresponding public benefit. Accordingly, please consider my objection in full and without reduction in weight as a result of these trivial amendments.’

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.

In order to be acceptable, the application needs to be assessed against the following criteria:

Information considered/submitted

Paragraph 207 of the NPPF 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 application is accompanied by a short statement which includes Design and Access and Heritage sections. Whilst this is very brief and includes limited information or assessment of the significance of the building, the proposals are modest on this occasion and easily understood.

Paragraph 208 of the NPPF also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

Assessment of significance:

According to the National Planning Policy Framework (NPPF), significance is defined 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 further categorises significance into four key values:

- *Evidential* – the potential of the asset to yield evidence about past human activity.
- *Historic* – the ways in which the asset illustrates aspects of history.
- *Aesthetic* – the sensory and design qualities of the asset.
- *Communal* – the meanings and associations attached to the asset by people.

In this case the significance of the building lies largely with its historic fabric and vernacular form, layout and architectural expression/detailing and use of local materials which contribute to the character of the conservation area. The building is also important for its contribution to the group value of the farmstead and its association with the farmhouse. It is noted that the list description which accompanies the listing makes it clear that the building is largely “included for its group value in the village street”.

Impact of proposals on the significance and setting of the building/structure:

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.

The proposal seeks listed building consent to retain a rooflight, window and vents on northern elevation.

The existing approvals (PL/2022/06860 & PL/2022/06448) allow for a rear elevation window and several rooflights in similar positions to those which have been implemented and, whilst the works have not been carried out in strict accordance with the approved scheme in terms of the precise locations of these items, the impact on the character and appearance of the building (and hence its contribution to the village street) will be unchanged and has previously been found to be acceptable. There is therefore no objection to the proposed minor amendment to the location of these features.

In addition, the vents are considered a minor feature which have a very limited visual impact in terms of the whole and one which could be reversible. These are not considered harmful to the significance of this designated heritage asset.

As part of discussions during this application, it was noted that unauthorised works had also taken place for a soil and vent pipe (SV) and a pole mounted satellite dish with surface mounted cabling on the rear elevation. It was therefore requested that these be included within the current application to regularise this situation. Amended proposed elevations have therefore been submitted, these show the retention of the SV pipe and the removal of the pole mounted satellite dish and surface mounted cabling.

Assessing the impact of the SV pipe, residential use has previously been granted for this building and as result any scheme would require the installation of services. The SV pipe is on the rear of the building and in a relatively inconspicuous location tucked against the taller section of the building and its impact is thereby limited to the extent that any harm to the significance of the building is at a very low level and more than offset by the benefits of facilitating the use of the building in support of its long-term conservation.

In regards to the removal of the pole mounted satellite dish and surface mounted cabling, a condition has been attached to this application requiring the removal of this equipment and making good the elevation to the LPA's satisfaction within one month of the grant of consent.

CONCLUSION

The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

In this case the impact of the proposals on the heritage assets will be largely neutral taking into account the situation established by the previous grant of consent. On this basis no specific justification is required however it is considered the works will assist in securing the future use of a heritage asset in support of its long-term conservation. The requirements of current conservation legislation, policy or guidance are considered to be met and the application is therefore recommended for approval.

RECOMMENDATION:

That Listed Building Consent be GRANTED, subject to the following conditions:

1. WM13 – Approved Plans:

Location Plan – dated 5/12/2025

Existing Floor Plans, drawing ref: 221208-150 – dated 11/02/2026

Proposed Floor Plans, drawing ref: 221208-152 – dated 11/02/2026

Existing Elevations, drawing ref: 221208-151 – dated 11/02/2026

Proposed Elevations, drawing ref: 221208-153 Rev A – dated 23/03/2026

Rooflight Detail, drawing ref: 221208-156 – dated 11/02/2026

2. Within one month of the date of this listed building consent the pole mounted satellite dish and surface mounted cabling shall be removed from the building in full accordance with the approved details subject to the LPA's satisfaction.

REASON: To remedy the harm caused by the unauthorised works to the listed building without undue delay and within a reasonable period.