

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELGATED REPORT

APPLICATION REFERENCE:	PL/2026/00132
APPLICATION TYPE:	Listed building consent (Alt/Ext)
SITE ADDRESS:	The Three Magpies , A417, Meysey Hampton, Cirencester, GL7 5LJ
DESCRIPTION OF WORKS:	To complete restoration and renovation works to the roofs of the farmhouse, stable/loft and an adjoining outbuilding and internal works to modernise the farmhouse.
RECOMMENDATION:	

SITE DESCRIPTION/CONTEXT

The Three Magpies is three storey former Public House built in 1830 in rubble limestone rubble with brick dressings colour washed finish and stone slate gabled roof with gable brick stacks.

It has 3 bays with central entrance with later pitched roof porch. A round window with date stone above. Windows are 12 pane 6/6 pattern hornless sliding sash with 6 pane singles hung to second floor.

To the right-hand side there is an attached farm store with loft over in limestone rubble with stone slate roof.

The Three Magpies is orientated north onto the A417 road and acted as a Public House serving the passing traffic from 1830 until 1953. It has been unoccupied for some time and has suffered a period of neglect. The outbuildings are now in a state of disrepair with roof coverings lost.

PROPOSAL

To complete restoration and renovation works to the roofs of the farmhouse, stable/loft and an adjoining outbuilding and internal works to modernise the farmhouse.

RELEVANT PLANNING HISTORY

Proposal / Summary
ENQ/2023/00422 - Pre-Application enquiry Decision - Pre-App Response Date: 24/4/2023 – Siting of caravan for use while renovation is taking place, new kitchen & bathroom, various repairs, installation of CCTV, rewire property, installation of wood burners and automated gate at side of property.
PL/2024/05724 - Listed building consent (Alt/Ext) Decision - Approve Date: 24/10/2024 – To complete repairs to stonework to maintain this and then lime wash with a like for like colour and finish; Replace plastic guttering with traditional cast iron guttering; Install a French drain around the property.
ENQ/2025/01182 - Pre-Application enquiry Decision - Pre-App Response Date: 25/9/2025 – Extension /renovation of farmhouse and outbuildings new heating system, garage, gates and front access

PL/2025/06983 - Listed building consent (Alt/Ext) Decision - Approve Date: 5/11/2025 – To replace old metal gates with new wooden gates (pedestrian and 5-bar) to front of property to improve access, safety and security.

ENQ/2025/01520 - Pre-Application enquiry – Stand alone solar panels x 36 (additional information re initial submission ENQ/2025/1182 submitted within 3 months of original enquiry)

PL/2025/00639 - Listed building consent (Alt/Ext) Decision - Approve Date: 16/9/2025 – Take down to roof and rebuild brick chimneys, Replacement of chimney pots to all chimneys, replacement of gypsum plaster throughout ground floor of Farmhouse with lime plaster, exploration and repair of the ground floor chimney of Farmhouse and Old Bar; a

PL/2026/00132 - Listed building consent (Alt/Ext) – To complete restoration and renovation works to the roofs of the farmhouse, stable/loft and an adjoining outbuilding and internal works to modernise the farmhouse, as discussed through pre-application with Conservation Officer, previously this year. TH

ENF/2024/00834 - Two unauthorised caravans, excavation of large piece of land and construction of large agricultural - Magpie Farm, Marston Hill, Meysey Hampton, Cirencester GL7 5LG – To complete restoration and renovation works to the roofs of the farmhouse, stable/loft and an adjoining outbuilding and internal works to modernise the farmhouse, as discussed through pre-application with Conservation Officer, previously this year. TH

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.

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.

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 upon the preservation of the listed building or its setting or any features of special architectural and/or historic interest.

CONSULTATION RESPONSES

No Consultation responses received.

The Ecology Consultant has been consulted but not responded. Given that the professional report submitted concludes that there are no protected species present, it is considered appropriate to progress on the basis of the report.

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.

No representations were 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.

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 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.

The application includes an Ecology Report, Schedule of Works, Existing and Proposed Floor and Elevation Plans, Structural Report and Design and Access, Heritage Statement.

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

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.”

In this case the significance of the Three Magpies is evidenced in the list description, and it has a combination of historic fabric and architectural interest.

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 is one of several applications submitted toward the restoration and renovation works to the former Public House. This application is for the relaying the stone tile roof with the addition of 2x rooflights to the rear (south) roof slope. The stable /loft and attached garage will be repaired with renewal of their roofs and reclad.

The other works scheduled are internal works to modernise the house including taking up existing concrete floors and replacement with limecrete floors including underfloor heating installation, and new bathrooms to first and second floors.

The works to the roof involve stripping the existing stone tile roof cladding and to relay the roof cladding with additional reclaimed tiles to make up any shortfall.

Once the roof has been stripped, the structural integrity of the roof structure trusses, purlins and rafters will be assessed and repairs undertaken as necessary, the roof will be replaced on new battens.

The recladding will allow for new breathable membrane and sheep's wool insulation in between the rafters, which will be clad in Woodfibre boarding with lime plaster on the new ceiling leaving the purlins and trusses exposed. The roof profile, pitch and detailing will be preserved.

The rear (south) roof slope elevation is to have two small (600 x 600 mm) Conservation rooflights installed to improve natural light to the attic rooms.

The attached stable and garage roof structure has been exposed for some time. The roof to the garage has suffered partial collapse. This proposal will require a new timber roof structure, rafters, ridge and wall plate with possible reuse or replacement with reclaimed purlins in new softwood timber structure. Then reclad in stone tiles, as many of the original have been lost this will require to be made up from reclaimed sources.

The internal works to the house are for a new limecrete floor to the house. A trial pit has been dug that shows the depth of the footings at around 400 mm deep, sufficient to enable the depth of the limecrete floor with its insulation to replace the existing concrete floors. The new floor will

include underfloor heating pipes and will enable the combination of a breathable floor slab and thermal/heating improvements.

A new log burner and flue is to be inserted in the front room. To the first floor the back bedroom and bathroom will be swapped over and a bathroom is proposed to from a second floor bathroom and dressing room.

Impact on Ecology

While Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 do not explicitly reference protected species, Local Planning Authorities have a statutory duty to consider potential impacts on protected species when determining applications. This responsibility arises from broader environmental legislation and national planning policy and must be taken into account where relevant.

The applicant has provided an Ecology report with the application which advises there is no indication of Bats or other protected species. It is therefore concluded that the building is not a bat roost.

The Ecology Consultant has been consulted but not responded. Given that the professional report submitted concludes that there are no protected species present, it is considered appropriate to progress on the basis of the report.

The Ecology report makes various recommendations for how the works should be carried and these shall be secured by condition and informative and the report is referenced in the plans list.

With a precautionary approach to Wildlife Act an informative will be added to highlight the need to be aware of the potential for protected species on site and if they are identified prior to or during the works to the roof that the applicant is responsible for seeking the advice of a suitably qualified and experienced Ecologist and consider the need for a licence from Natural England prior to commencing works.

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 proposals will result in heritage benefits by virtue of the proposed investment in repair and upgrading/structural repair and added thermal improvements to the roofs on the main house, stable and garage buildings and a new breathable floor to the main house which will help to secure the future/stability of the building and secure the future use of a heritage asset in support of its long-term conservation.

The overall impact of the proposals on heritage assets will be neutral. 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.

RECOMMENDATION:

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

Compliance with submitted documents: Ecology Report

The development will be carried out in strict accordance with the suggested strategy for working set out within the following document:

- Bat Survey & Strategy by CTM Wildlife Ltd.

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

WL15 RETAIN ROOF TIMBERS

The existing roof timbers to the House and attached Hayloft /Stable shall be retained, uncut and unaltered in situ. Should new structural timbers be required then these should be added to the existing structure.

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

WL9 ROOFLIGHTS

The rooflights hereby approved shall be of the 'conservation' type with a single vertical glazing bar and mounted flush with the roof slope.

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

WL12 NATURAL STONE ROOF TILING

The natural stone roof tiles shall be laid to regularly diminishing courses from eaves to ridge to present unbroken coursing in the traditional manner.

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

WL22 RE-USE MATERIALS

All stone roof tiles on the existing building shall be carefully dismantled and stored in a dry and secure place for re-use in the works to the listed building. The materials shall not be

disposed of or otherwise taken off-site without the prior written approval of the Local Planning Authority.

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

WP20 WILDLIFE AND COUNTRYSIDE ACT

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. 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.