

Kent End Farm, Ashton Keynes, Swindon

Heritage Statement

Demolition of Existing Outbuilding and Construction of Replacement Building for Garaging, Storage of Vintage Vehicles and Vintage Garden Equipment

Location of Application: Kent End Farm, Ashton Keynes, Swindon, SN6 6PF

Planning Statement prepared by Isaac Price-Asante (Plan Env Ltd) March 2026



Introduction

This Heritage statement has been written to accompany an application for conservation area consent and 'householder' planning permission for the demolition of existing outbuilding and construction of a new outbuilding for garaging and storage of vintage vehicles, household, garden, and agricultural equipment on a residential site on Kent End Farm, Ashton Keynes, Swindon. This statement should be read in conjunction with all information submitted to the Planning Portal in support of this application. The application submission includes a design and access statement which covers the specific design and access matters in full detail.

Site Context

The site is set in substantial grounds within an established farmhouse located to the northeast side of Kent End and Fore Street within the village of Ashton Keynes, approximately 10km northwest of Swindon or 13km north east of Malmesbury in Wiltshire.

The site is of rural in character surrounded by other properties in established agricultural uses, and residential uses including Fox Cottage (no. 6 Kent End) which fall within the Ashton Keynes Conservation Area.

The main house itself is a multiple L-plan stone house of 2½ storey in the southern part of the plot. The roof is of stone tiles laid in diminishing courses. The proposed building to be demolished is rectangular in shape with a mono-pitched corrugated roof bound by upvc soffits and linked to a 1½ building with a dual pitched roof.



Existing outbuilding

This building to be demolished is built with stone and cladded with timber within the front façade. Its adjacent are large agricultural buildings separated by a private access.



Aerial View Showing the Main Farmhouse with Outbuilding in the Background

The access to the farmhouse passes under a mature willow tree and the access to the garage traverses along the agricultural buildings which form part of the applicant's holding and land demise which are in active agricultural activities. Along the Thames Path are the residential properties comprising of No. 6 Kent End 'Fox Cottage', and a detached residential dwelling (7 Little Kent End). The site is bound also by large lakes to the north and northeast which the agricultural buildings, also under the demise of the Kent End Farm establishment, bounds the residential buildings to the north of the hammerhead of the Kent End Close *cul de sac*. The site lies within Flood Zone 1, despite it being bound by massive manmade lakes.



11 North End Road List Entry and Nearby Listed buildings

Designations

The nearest listed property is 11 North End Road a Grade II listed building regarded as a building of significance in a national context.

The overall development pattern is one of piecemeal development with a mixture of large plots with no established building lines evolved throughout the history of the Kent End, Back Street, Fore Street, and the immediate surroundings along the Kent End Close. The result is a variety of roof forms, architectural styles and floor heights which combine to create an eclectic and attractive locality.

According to the list description, 11 North End Road is a cottage built in 17 or 18 Century with colour washed stone covered under stone slate roof. The building is single storey with attic floor, 3 bays with 3 rear wings at right angles, and a pitched roof forward extension. The building has a door to centre of right 2 bays, boarded, under a hipped slate porch. It has timber casement windows and three hipped flush dormers. The building also has gable stacks, external on right and stack between bays 1 and 2 as well as rear wing of C20 artificial stone, and 2 storeys with half dormer. The heritage listing (number 1356084) largely comprises of the cottage's exterior architecture with colour washed stone.

Proposal

The proposal is for the demolition of existing outbuilding and erection of replacement building to the southeastern side of the Kent End Farm house. This extended replacement building would provide five garaging spaces and storage spaces for vintage vehicles, and vintage farm and garden equipment. The replacement outbuilding would be L-shape with stepped flat roof system.

The proposed replacement building would utilise natural stone materials in the construction of its external surfaces and have flat roof with materials similar to the existing roof, have aluminium metal glazed doors instead of metal shutters to improve the appearance of the locality.



Front view of part of flat roof existing outbuilding (garages) to be demolished



Side View of part of flat roof existing outbuilding (garages) to be demolished

Principle of Development

Core Policy 57 and 58 are key in the determination of this application and state *intra alia* that all new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality and further states that Residential extensions/alterations are acceptable in principle on proviso that there being no adverse impacts and be sympathetic to and conserve historic buildings and historic landscapes.

In terms of impacts, the proposed development would not harm neighbouring residential properties. No new vehicular access would be created and no additional external parking areas would be created. There would be no adverse impact on the drainage connections either.

As the part of the building to be demolished and replaced with an extended footprint is within a farmhouse curtilage, linked with substantial agricultural land use and as such the development should be supported in principle by virtue of the Council's acceptance of residential extensions and as it does generally comply with associated Core Policy 57 and 58.

Consideration of harm upon the setting of listed buildings and the character and appearance of the conservation area

This heritage statement together with the planning statement concentrate on the relevant national and local government policies including the NPPF (2024) and the

draft NPPF 2026 which require proportionate heritage assessment of both designated and undesignated heritage assets, which include understanding about the significance of the site and its surroundings.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 notes that in considering whether to grant Planning Permission for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, whilst Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. In having 'special regard' (in relation to listed buildings) and/or in paying 'special attention' (in relation to conservation areas) the revised NPPF at paragraph 212 notes that regard must be had as to whether the proposal causes 'substantial harm', 'less than substantial harm' or 'total loss' to the asset.

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, also require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

The Wiltshire Council's Core Policy 58 (iii) pays particular attention to designated heritage assets, stating that buildings and structures of special architectural or historic interest, and their settings, will be conserved and where appropriate enhanced in a manner appropriate to their significance. We also note that Appendix D of the Wiltshire Design Guide requires development proposals to not dominate the existing building and appear subservient, taking into account several factors such as design of the extension or new building including the location, plot shape and size, proximity to neighbours and where development are visible in the streetscene, consideration should be given to the existing materials, scale, separation and character of the architecture within the locality.

We also note that Core Policy 58 further aims to ensure that Wiltshire's heritage assets such as the conservation areas are protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life.

Paragraph 207 of the revised NPPF in turn requires the applicant to describe the significance of any heritage asset affected. Significance is defined in Annex 2 of the NPPF 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."

The application site, adjacent to large agricultural buildings but within a residential farmhouse curtilage, falls within the Ashton Keynes Conservation Area with listed buildings to the west and southwest of application site along Kent End and Fore Street.

We note that the Conservation Area by virtue of its designation is significant in heritage terms and this significance is likely to arise from its aesthetic value and historical value. It is noted that there is adopted Ashton Keynes Conservation Area Statement for proposed development to respect as much as possible.

Council policies together with the revised NPPF will normally resist the loss of attractive building in conservation areas. However, the existing outbuilding with mono-pitched roof form and timber cladding featuring metal shutters proposed to demolished is a substantial structure exceeding 400 cubic metres. This building does not contribute positively to the Ashton Keynes Conservation Area in any shape or form due to its poor design and form. The part of the existing outbuilding to be demolished would be replaced with a new doglegged shape outbuilding with extended depth but well-designed would be largely built in the existing footprint to the southeast and would be adjacent to large agricultural buildings.



Front view of nearby agricultural buildings adjacent

It would be screened away from all public viewpoints by the large agricultural buildings and the Kent End Farm house itself. The stepped flat roof concept adopted in design terms is to keep the building low key so as to obtain modesty in height and scale due to the extended footprint. Given its location it is not considered to have a detrimental or harmful impact upon the special character and appearance of the Conservation Area despite its larger and extended in footprint. The demolition of this not-so-attractive outbuilding and replacement with all round stone works plus aluminium glazed doors are considered to result new building with a neutral impact upon the character and appearance of the conservation area.



Front view of large agricultural buildings adjacent



Rear view of large agricultural buildings adjacent

The proposal is modest which ordinarily in other locations would be considered permitted development in worst case scenario, in similar local context would only lead to less than substantial harm to the significance of a designated heritage asset (listed buildings to the southwest) along Kent End and Fore Street area; including No. 11 North End Road, which is the nearest.

Paragraph 212 of the revised National Planning Policy Framework states 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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 215 of the revised National Planning Policy Framework states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The proposed replacement building would be approximately 120 metres away from the nearest listed building. It is noted from the heritage listing of this property (number 1356084) largely comprises of the cottage's exterior architecture including its colour washed stone, which care must be taken to preserve. However, due to the separation distance of over 100m and the number of numerous properties screening the application property and the listed building(s) and the improved design with with a fragmented roof system and all round natural stonework featuring conservation area fenestration consisting of aluminium glazed doors instead of the unattractive metal shutters, would only have a neutral effect and not have a direct impact upon the historic setting or character of any of the nearby listed buildings.

Regarding construction materials, the natural stone would on balance appear more sympathetic than the green metal shutters and is not considered to result in harm to the setting or character of the Conservation Area or any heritage assets mentioned above.

Notwithstanding the proposals' neutral effect on heritage asset, there would be some short-term benefits afforded to the local trades in material supply during the construction phase of the development through direct and indirect job creation and conservation of vintage vehicles and garden/agricultural equipment for the experience of the future generation. These benefits can cumulatively be given some strong weight in the planning balance and in accordance with the principles set out in revised NPPF compared to the loss of the existing unattractive building as shown on the next page.



Part of dilapidated outbuilding

Therefore, it is envisaged that the proposal complies with CP58 ii, iii and iv of the Wiltshire Core Strategy and S.72 of the Planning (Listed Building and Conservation Area) Act 1990 in this regard as well as the revised NPPF 2024.

Amenity

We note one key important aim of the Wiltshire Core Strategy policy CP57 (Ensuring High Quality Design & Space Shaping) which requires that development should ensure the impact on the amenities of existing occupants is acceptable and to ensuring that appropriate levels of amenity are achievable within the development itself, a aim consistent with the NPPF which also states that planning should “always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.” The proposed replacement outbuilding would be sufficiently located away from the main house and due to the flat roof form would neither intervene nor obstruct line of sight when view from the farmhouse itself, towards and from the beautiful artificial lakes and land surrounding the locality. The proposed would also be located significantly away from all the neighbouring properties. Given the siting and the controlled height, it would not result in overshadowing, loss of light, loss of privacy or outlook, making the proposal compliant with this aspect of Core Policy 57.

Access, Parking & Public Right of Way

We have considered Wiltshire Core Policy 60, 61, 62 and 64 in relation to development impacts on the transport network and demand management. The access from the site to the highway will remain unchanged. The proposal will result in the loss of the onsite

garaging. However, these are substandard and will be replaced with adequate standard garaging spaces for modern SUVs and other private motor vehicles.

The new building would also improve the space available for storage of vintage household and garden equipment. We therefore consider there to be no loss of parking on site.

Furthermore, the proposal would not propose increase in the number of bedrooms existing within the site. Therefore, there would be no adverse impact upon parking provision on the site or highway safety.

The proposal would neither impact on the adjacent public right of way, as the access does not directly lie adjacent to the Thames Path. The Thames Path only runs along the agricultural land also under the demise of the applicant, which the proposal does not affect and as such would not cause any detrimental impacts on the PRoW.

Accordingly, the proposal is considered to have an acceptable impact upon highways safety. The proposal therefore is in accordance with the provisions of WCS Core Policy 62.

Archaeology Impact

We note that the site is located within an area of archaeological potential area particularly the scheduled monument of Hall's Close which lies circa 100m and possibly believed to have been medieval settlement at Kent End which remained relatively free of modern disturbance. The proposed works is modest and should not affect any archaeological features surviving within the footprint of the proposed development.

Arboricultural Impact

There is a weeping Willow overhanging the private access to the main house. However, there would be no alterations to the access whilst the vehicles accessing the replacement building would go through the private access between the house and the agricultural buildings. All building materials would be kept within the adjoining private access near the agricultural buildings. Therefore, the proposal in relation to trees would have no adverse impact.

Flooding

The site lies on the edge of the settlement of Ashton Keynes nearby to the Cotswold Water Park and nearby to a tributary of the River Thames. There are therefore areas of flood zones 2 and 3 within close proximity to the site but the site itself is in flood zone 1 with a low probability from flooding from the nearby Thames or the sea. There are also no known drainage issues. Surface water flooding issues on the site could be mitigated by provision of water butts and therefore there are no flooding concerns in relation to the proposal, compliant with Core Policy 67 Flood Risk.

Biodiversity Net Gain

The Council's Core Policy 50 give directions on the importance of new development to pay attention to biodiversity and geodiversity. The application is for demolition of a substantial building size of building in a conservation area and also making an application for a replacement building on the site. We are aware that Biodiversity Net Gain Survey (BNG survey) is currently a mandatory requirement for most planning applications for small sites to demonstrate at least 10% biodiversity net gain (BNG) under the Environment Act 2021 and even a stricter expectation for major development sites.

Biodiversity units can be lost through development or be generated through work to create and enhance habitats. However, the Biodiversity Net Gain (BNG) exemptions regulations in the UK allow certain developments to be exempt from mandatory biodiversity net gain requirements where the development affects less than 25 square metres (5m by 5m) of on-site habitat or does not affect 5 metres or more of on-site linear habitats such as hedgerows.

The proposal would affect existing grassed area and therefore we undertook initial Biodiversity Net Gain Survey (BNG survey) which found that the proposed development largely falls on existing footprint and the proposed and does not impact a priority habitat and impacts less than 25 square metres and could have been able to meet 10% requirement.

However, the applicant provided Land Registry documents which proof the affected area falls within the farmhouse curtilage linked to the agricultural activities. This has been confirmed through the approval of planning application reference PL/2025/09208 granted 16 January 2026. Therefore, the development is considered to be BNG exempt according under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990.

Conclusion

The Kent End Farm is not listed although is within a conservation area. The proposed demolition would not harm the character or appearance of the conservation area. The proposed replacement building would represent a beneficial addition that will improve the wellbeing and protection of the applicant and their family cars and cherished belongings. Proposal is considered to be a positive contribution that is a public benefit.

The development would be a sustainable form of development in accordance to the spatial strategy within the development plan and the NPPF.

Accordingly, there is no conflict in the proposed development with the statutory duty in Section 66 of the Act, National Policy in the NPPF or Core Policy 57 and Core Policy

58 of the Wiltshire Core Strategy, adopted January 2015 and conclude that the application should be granted.