

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION AND LISTED BUILDING CONSENT DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00566 and PL/2026/00106
APPLICATION TYPE:	Householder planning permission and Listed Building Consent
SITE ADDRESS:	35-36 The Marsh, Longbridge Deverill, Warminster, BA12 7EA
DEVELOPMENT DESCRIPTION:	Increase the height of two chimney stacks by 700mm in order to comply with current building regulations and replacement of chimney liner.
RECOMMENDATION:	That Planning Permission be GRANTED

This is a joint report for PL/2026/00566 (Householder) and PL/2025/00106 (LBC)

PROPOSAL

The proposal seeks householder planning permission and listed building consent to increase the height of two chimney stacks by 700mm in order to comply with current building regulations and also to install replacement chimney liners.

The scheme was revised (on 07.03.2026) removing the initially submitted proposal to replace the existing windows following objections made by the Council Conservation officer. Therefore, this scheme relates to the increase in height to the chimneys only and the description as changed to reflect that amendment.

SITE DESCRIPTION/CONTEXT

The proposal relates to a property at No.35-36 The Marsh, Longbridge Deverill, which is a large, detached grade II listed building, set within a generous application site within the Cranborne Chase National Landscape.

This proposal falls within the recreational impact zone of the Salisbury Plain Special Protection Area for birds and within the Hampshire catchment area of the River Avon SAC.

PLANNING HISTORY

Proposal / Summary
W/02/00487/LBC - Listed building consent Decision - Approved with Conditions Date: 29/5/2002 – Detached garage
W/02/00488/FUL - Full planning permission Decision - Approved with Conditions Date: 29/5/2002 – Detached garage
W/93/00573/FUL - Full planning permission Decision - Approved with Conditions Date: 22/7/1993 – Single storey extension, garage utility/wc and entrance
W/93/00574/LBC - Listed building consent Decision - Approved Date: 22/7/1993 – Demolition of pitched room building, construction of garage and utility room/wc with new entrance, erection of flue for new Aga, renovation of 2 outbuildings
W/97/01271/LBC - Listed building consent Decision - Approved Date: 3/11/1997 – Installation of door and window plus alterations

W/07/01257/FUL - Full planning permission Decision - Refused Date: 31/5/2007 – Single storey extension and new treatment plant (foul drainage)
W/07/01258/LBC - Listed building consent Decision - Refused Date: 31/5/2007 – Single storey extension and treatment plant (foul drainage)
W/93/00388/LBC - Listed building consent Decision - Approved Date: 6/5/1993 – Renovations to dwelling
W/07/02704/LBC - Listed building consent Decision - Approved with Conditions Date: 11/10/2007 – Single storey extension and treatment plant (foul drainage)
W/07/02705/FUL - Full planning permission Decision - Approved with Conditions Date: 11/10/2007 – Single storey extension, treatment plant (foul drainage to replace septic tank), re-site of tank, and change of use of very small piece of agricultural land
PL/2022/09607 - Householder planning permission Decision - Approved with Conditions Date: 30/3/2023 – Installation of solar panels. Solar panels to be applied to a section of tiled roof on a recently built (2008) extension to the property.
PL/2023/00685 - Listed building consent (Alt/Ext) Decision - Approved with Conditions Date: 30/3/2023 – Installation of solar panels. Solar panels to be applied to a section of tiled roof on a recently built (2008) extension to the property.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

Core Policy 2 – Delivery Strategy

Core Policy 31 – Spatial Strategy for the Warminster Community Area

Core Policy 50 – Biodiversity and Geodiversity

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

Emerging Policy – Wiltshire Local Plan Review

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

Warminster Neighbourhood Plan 2015- 2026 Made November 2016

The Cranborne Chase AONB Management Plan 2019-2024

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG)

National Design Guide

Planning (Listed Buildings and Conservation Areas) Act 1990

CONSULTATION RESPONSES

Longbridge Deverill Parish Council: No objection

Wiltshire Council Conservation Officer: No objection following revision of the proposal to relate to increasing the height of the chimneys only.

REPRESENTATIONS

No third-party comments were 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.

Heritage, Design and Impact upon the character and context of the area:

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

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.

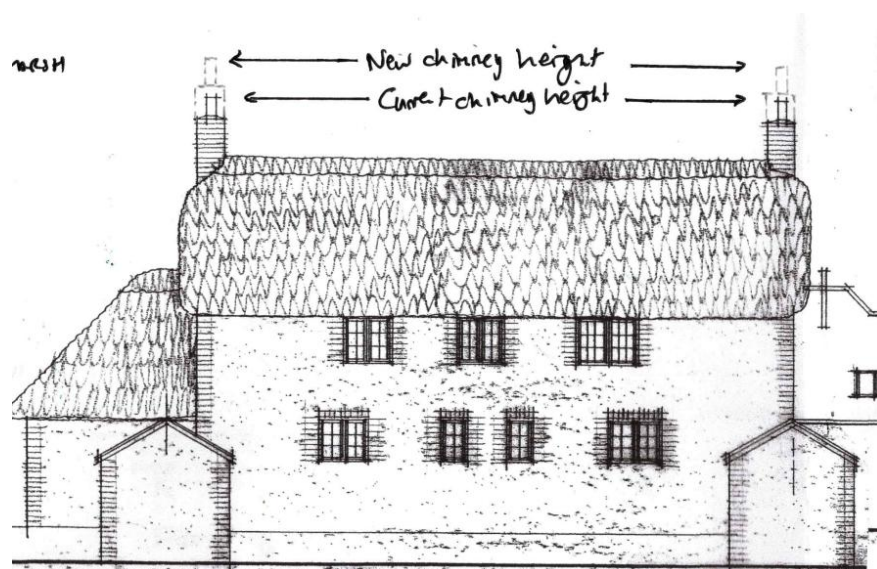
The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

The host building is Grade II listed dwelling that lies within a generous private residential curtilage, set back from any public highway. The proposal seeks to increase the height of two chimneys, set on either end of the gable end of the host dwelling. The chimneys would be increased in height by 700mm, in order to comply with current building regulation criteria, given

the host dwelling is thatched. The chimney liners would also be replaced to improve their insulation properties.



Photo of the existing chimney arrangement



Plan to illustrate the increase in chimney height

The chimney extensions would utilise matching brick materials with a corbelled brick level with the existing pots being refitted. The Council Conservation officer was consulted on the proposal and offered the following response.

‘Site and assets considered:

35-36 The Marsh is a grade II listed building. The list entry reads as follows:

‘Detached cottage. Late C18. Brick main front on stone plinth, small, squared rubble back and end walls, with some brick to stacks, thatched roof. Originally two small cottages, each with large fireplace to brick stack; low extensions added to each gable, that to left rendered and with tiled hipped roof. Two storeys, two-windowed, 2-light wood casements with glazing bars; an extra window to left of doorway which contains a plank door with peaked hood in slate on wooden brackets. At back similar fenestration, but two small single lights with glazing bars

also to ground floor. Two small extensions at back possibly originally privies. Interior has two heavy bressummer fireplaces; one of beams reported to carry date 1794.’
The cottage is not in a conservation area.

Proposal:

Raising the height of two chimney stacks.

Issues: impact on the listed building

Information considered/provided:

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.

In this case, the applications are accompanied by a Design and Access Statement which includes a reference to the list description. The document provides limited information about the building and fails to provide any objective assessment of the fabric affected, its date or significance or of the impact of the proposals and, as a result, it fails to meet the requirements of the NPPF.

However, 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.

Significance of assets and contribution of setting:

The NPPF defines significance 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 assesses significance in a similar manner, referring to evidential, historic, aesthetic and communal values of a place.

In this case, and in relation to this application, the interest of the building lies in its:

Appearance; Plan form

The rear single-storey historic extensions; Use of traditional materials

Of particular interest is the thatched roof, small pane timber windows etc.

Assessment:

Raising the height of the chimneys

The current chimneys appear to be brick with tall pots. It is likely that they have been rebuilt at various stages. The proposed additional brick courses will impact on the appearance of the listed building, however, the raising of the chimney heights is considered desirable to prevent thatch fires. As such, the works are considered necessary and expedient. No objection subject to a matching brick and a clay pot’

The proposal, by virtue of its scale, design, and use of materials, would not result in harm to the significance of any heritage assets and subject to a condition being added to ensure that matching materials are utilised in the proposal, no objections have been raised by the Conservation Officer.

The development is therefore considered to comply with Core Policy 57 and 58 of the Wiltshire Core Strategy and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF and the Wiltshire Design Guide.

National Landscape

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

The National Planning Policy Framework (NPPF), in Paragraph 176, states that "great weight" should be given to conserving and enhancing landscape and scenic beauty in National Landscapes (formerly Areas of Outstanding Natural Beauty). Development within or affecting the setting of a National Landscape must demonstrate that it will not result in unacceptable harm to the special qualities of that area.

Officers have appraised the scheme and given the scheme relates to a small-scale development, raising the height of two existing chimneys by 700mm, within the built envelope of the application site without any direct views afforded from the street scene, no concerns are raised in relation to the impact on the National Landscape.

The use of sustainable natural materials (that would provide greater thermal efficiency) is considered to be respectful of the natural setting and would not appear out of context with the host dwelling.

The proposal, by virtue of its scale, siting, and design, would not harm the special qualities or scenic character of the Cranborne and Chase National Landscape. The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 176 of the NPPF in conserving and enhancing the National Landscape.

Amenity Effects

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

Given the nature of the development and extended separation distances to any neighbouring occupiers, officers raise no concerns in regard to any adverse neighbouring amenity impacts.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

This proposal falls within the recreational impact zone of the Salisbury Plain Special Protection Area for birds. Therefore, potential disturbance to nesting birds through the creation of additional visitor numbers to the Salisbury Plain has to be assessed. However, given that this proposal relates to small scale works to two chimneys, without the creation of separate independent living accommodation, it is considered that there would not be any adverse impacts on the Special Protection Area.

The site is located within the Hampshire catchment area of the River Avon SAC where phosphates and nutrients are carefully controlled and monitored. However, given that this proposal relates to small scale works to two chimneys, without the creation of separate independent living accommodation, it is considered that there would not be any adverse impacts on the phosphates/nutrient discharge.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

CONCLUSION

The proposal has been assessed to not result in harm to the significance of any heritage assets and the proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of heritage, or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.