

APPLICATION FOR LISTED BUILDING CONSENT & HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01019 & PL/2026/01020
APPLICATION TYPE:	Householder planning permission and Listed Building consent
SITE ADDRESS:	493 Mill Lane, Figheldean, Amesbury, SP4 8JJ
DEVELOPMENT DESCRIPTION:	Removal of corrugated iron shed and supporting wall. Construction of single storey attached building to south west elevation to provide additional accommodation together with associated works
RECOMMENDATION:	That Planning Permission and Listed Building consent be GRANTED

PROPOSAL

The proposal seeks planning permission for the demolition of an existing shed and supporting wall which has corrugated iron walls and a roof. The application proposes to construct a side extension in a similar location.

SITE DESCRIPTION/CONTEXT

The site is located outside defined settlement boundaries according to Wilshire Core Strategy (WCS) policies CP1, CP2 and CP4. It is however located within the built-up area of the small village of Figheldean. The site is located in Flood Zone 1. It is located within Salisbury Plain SPA, Hampshire River Avon Catchment area and a special landscape area in accordance with saved Salisbury district local plan policy C6.

The application is located within the Figheldean and Ablington conservation area and is surrounded by listed buildings. It is a Grade II listed building and is a semi-detached cottage connected to no. 494. The listing is as follows:

FIGHELDEAN MILL LANE SU 14 NE (west side)

2/189 Nos 493 and 494

GV II House, now two cottages. C17. Timber framed with whitewashed brick noggings, some wattle and daub. Thatched roof. Single storey and attic, 3 bays, with central half bay containing stack, probably originally a lobby entry plan. Framing 3 panels high with corner braces. Door to 493 in tiled extension to left bay. Various timber windows, but C17-C18 two and 3-light windows with leaded casements in 3 flush dormers. Brick stack.

Listing NGR: SU1518647336

PLANNING HISTORY

There have been no previous planning applications submitted for works at the application site.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 4: Amesbury Community Area
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Saved Salisbury District Local Plan Policies

- Saved Policy C6: Special Landscape Area

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Figcheldean Parish Council: None Received.

Conservation: Mixed.

The building is grade II listed and within the Figcheldean Conservation Area, sections 16/66 and 72 of the PLBCA Act 1990 apply, along with the NPPF, NPPG, CP58 and extensive guidance from Historic England. All of the surrounding buildings are also grade II listed (Stable Cottage, Friars Pardon, 300&302 Market Square, Figcheldean House), and special regard is to be paid to their setting.

The proposal is for the replacement of a monopitched single-storeyed C20 rear extension. Nothing in the photos or historic maps suggests that the existing structure incorporates any earlier fabric. Demolition of this therefore raises no concerns. The proposed replacement is of a similar scale but with a dual-pitched slate roof. It is also intended to change the clay tile covering of the kitchen extension to slate.

With regard to the extension and its connection with the existing building, this is shown closely abutting the historic timber framing at the original NW corner: this position would make the post extremely vulnerable to the weather and the link structure should be set back at least 200mm from the post. With regard to the change from tile to slate, tiles are the appropriate traditional roof covering and the roof has adequate pitch for them. Slate is a much later introduction to the village and while there are plenty of examples of slate roofs, these are not comparable structures or situations. I have no concerns about the use of slate on the extension, but the tiled roof should remain unchanged.

Subject to revision of the two matters raised above, I would expect to raise no objections.

After receiving the consultation response above, the agent submitted revised documents which proposed a 100mm set back from the NW corner of historic timber of the host dwelling. With regards to the proposed replacement of the existing single storey element from a clay roof to slate roof, the applicant has not agreed to use clay tiles and has remained to propose to replace this roof material with slate to match the proposed extension.

In response to this, the conservation officer has agreed that this 100mm set back would suffice, this has been considered a sufficient set back to ensure that no water from the extension would run up into the NW corner of the historic timber. With regards to the replacement of the clay roof to slate, while the applicant's statement makes a fair point about the south side of the building, the use of clay tiles is preferable. Nonetheless, not significant enough to warrant an objection on these grounds.

REPRESENTATIONS

No 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.

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.

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.

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.

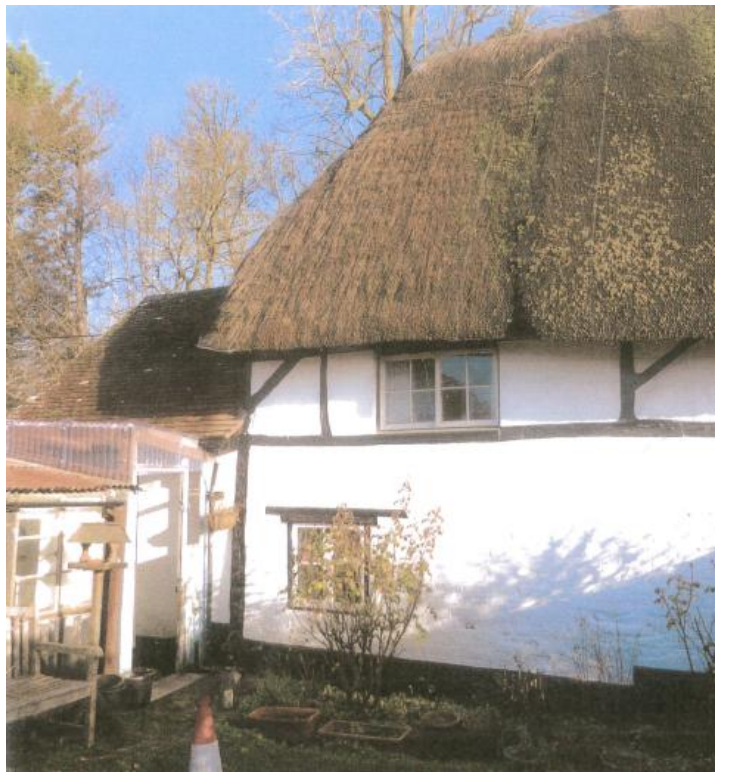
The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value 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.

Design and impact of proposals on the significance and setting of the listed building

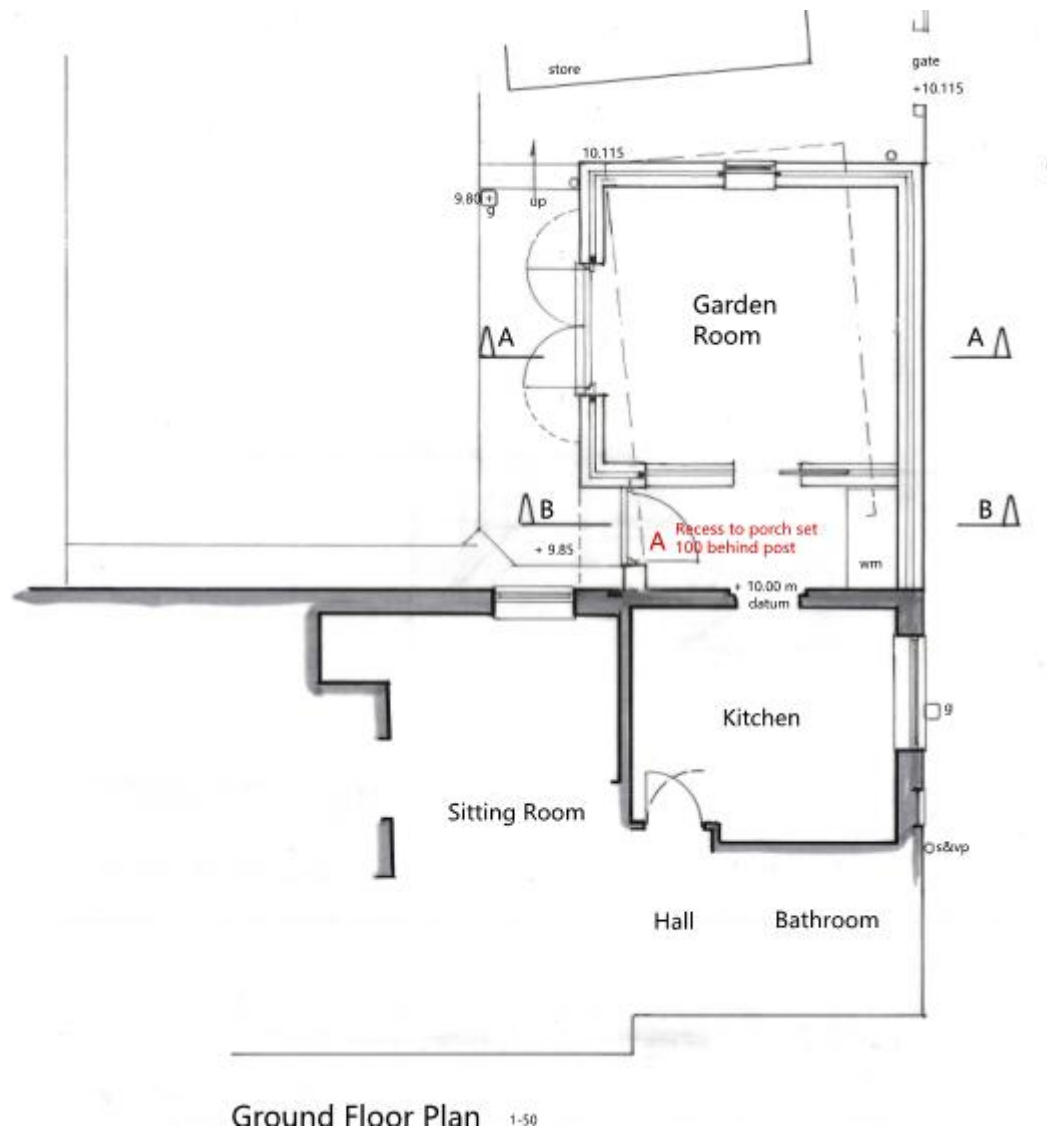
Understanding the impact of proposed works on a listed building requires a careful and proportionate assessment of how those changes affect the asset's heritage significance and its setting. This includes both the physical alterations to the building itself and any changes to its spatial or visual relationship 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.



This application is for the demolition of a single storey corrugated iron store and a rendered wall supporting the shed, these elements are connected to the listed dwelling on the southeast section. It is not considered that these elements have historical or architectural merit. The conservation officer has also confirmed that: *Nothing in the photos or historic maps suggests that the existing structure incorporates any earlier fabric. Demolition of this therefore raises no concerns.*



This dual listed and householder application proposes to construct a single storey extension to erect a garden room attached to the single storey clay tile pitched roof section of the host dwelling. The northwestern wall is proposed to be constructed up to the boundary line of the application site, this wall is proposed to have a small parapet with a pitched roof behind this. The footprint of the proposed extension is similar in footprint to the existing corrugated iron storeroom.

The LPA's conservation officer had initial concerns regarding to the connection of the extension to the existing historic timber framing which abuts the original northwestern corner of the host dwelling. The position of the proposed link has the potential for the post to be

vulnerable to weather because of the proposed extension. The applicant has proposed to set back the extension by at 100 mm from the post. The conservation officer has agreed that 100mm set back from the post and the extension would suffice to make sure that there would not be any water running up to it in the corner.

With regards to proposed materials, the proposed extension is proposed to have render walls to match the existing single storey element of the host dwelling. This application also proposes to replace the existing tile roof of the single storey element and replace this with slate; the proposed extension is also proposed to have a slate roof with the two roofs having the same material. The principal roof of the host dwelling is retained as thatched. While the use of slate for the roof of the proposed extension is not considered to be of concern, it would be preferable to keep the existing tile roof to remain as tile and be replaced with like for like materials. Retaining the single storey roof as tile would show the progression of the use of materials in the village as time progressed as slate was introduced at a later date. Further discussions have happened with the conservation officer on this, and whilst the retention of clay tiles to the existing roof is preferred, the change to slate is accepted as this creates cohesion across the existing single storey section of the building and the proposed rear extension as part of this application.

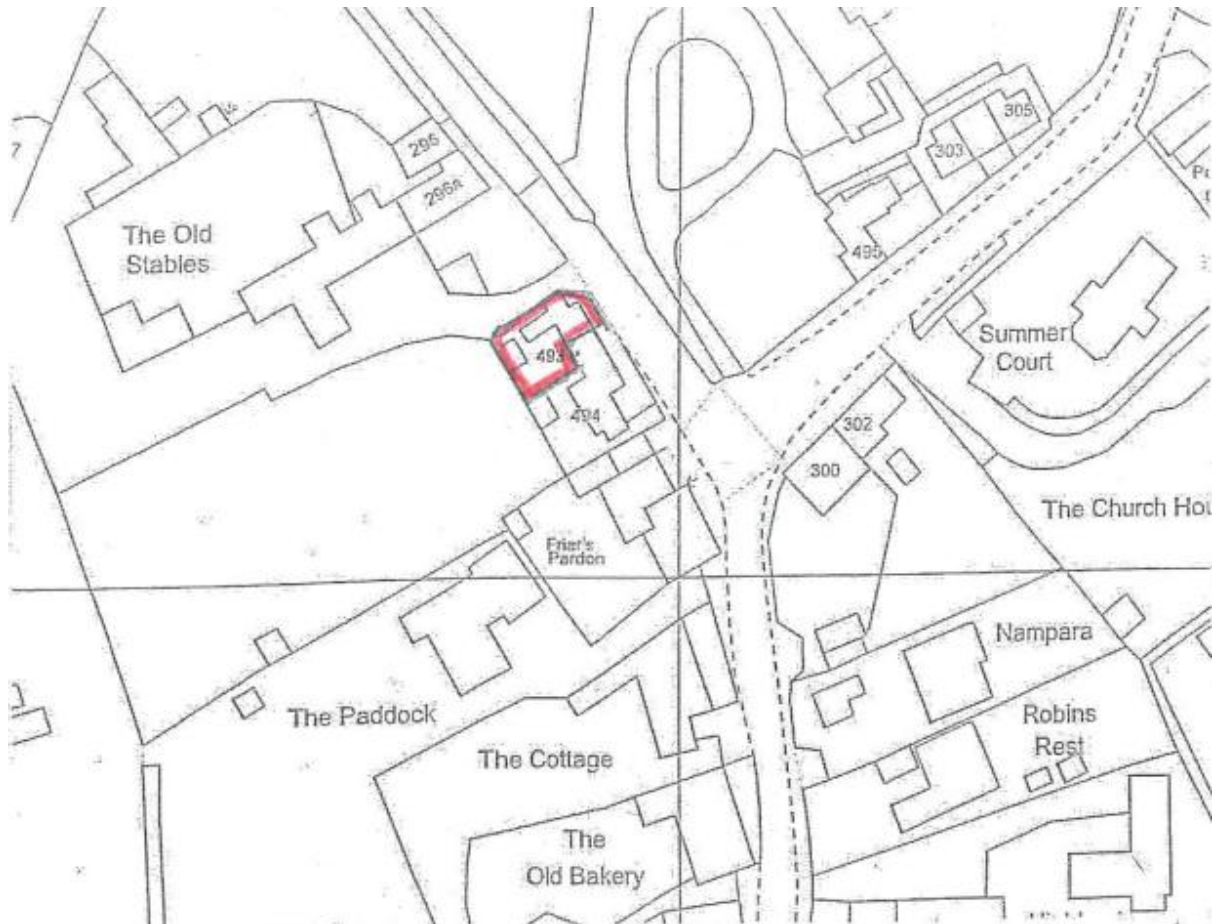
It can be concluded that the proposed demolition of the existing corrugated iron extension is acceptable and would not be detrimental to the setting of the listed building nor would it affect the setting of the surrounding conservation area and neighbouring listed buildings. The proposal to erect a single storey garden room with a similar footprint to the storeroom proposed to be demolished is acceptable in principle. This has been subject to a 100mm recess where the proposed extension is connected to the NW historic corner timber post of the listed building to mitigate this historic post from potential being weathered if a new element were to abut this closely. The materials proposed to be used for the construction of the proposed extension being rendered walls to match the host dwelling and a dual pitched slate roof behind a parapet are acceptable. The application has also included the changing of the existing single storey roof element of the host dwelling from clay tiles to slate to match the proposed extension. However, as the roof is subservient to the principal thatched roof and not positioned in a prominent location within the conservation area, the impact of replacing the tile roof to slate is considered not significant enough to warrant a refusal on those grounds.

Amenity

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.



The proposed development is for a single storey rear extension to a residential dwelling. This extension abuts the northwestern boundary of the application site. This lies adjacent to an access through to the neighbouring dwelling known as The Old Stables. The extension does not propose any fenestrations on the northwestern elevation which faces this access. Fenestrations are proposed on the southwest (facing the residential garden of the host dwelling) and the southeast elevation (also facing the residential garden of the host dwelling). It is considered that the proposed extension will not cause any undue overshadowing and loss of light to the neighbouring dwellings, the position and orientation of the single storey extension would cast shadow to the access path and would not impact any neighbouring amenity. In terms of overbearing impact, the proposed extension is of a similar scale and footprint to the existing store room, therefore it is not considered that the development would detrimentally differ from the existing situation on the application site. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

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 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 amenities of neighbouring occupiers, character and setting of the heritage assets, the surrounding heritage assets and the setting of the conservation area.

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.

That Planning Permission be GRANTED subject to the following 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:

Location and Site Plan Rev A Received: 19 Feb 2026

Heritage, Design and Access Statement Received: 19 Feb 2026

Joinery Detail Received: 19 Feb 2026

Existing and proposed plans and elevations Drawing No. 05525 2 Rev A Received: 18 March 2026

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

3.Materials to be used in the construction of the works hereby permitted shall be as stated on the application form and submitted documents.

REASON: In the interests of visual amenity and the character and appearance of the area.

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

1.The works for which Listed Building Consent is hereby granted shall be begin before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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:

Location and Site Plan Rev A Received: 19 Feb 2026

Heritage, Design and Access Statement Received: 19 Feb 2026

Joinery Detail Received: 19 Feb 2026

Existing and proposed plans and elevations Drawing No. 05525 2 Rev A Received: 18 March 2026

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

3. Materials to be used in the construction of the works hereby permitted shall be as stated on the application form and submitted documents.

REASON: In the interests of visual amenity and the character and appearance of the area.