

Wiltshire Council Planning Consultation Response

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Fiona Webb
Senior Conservation Officer (Consultant)
Wiltshire Council Conservation (Central)

Officer's Name: David Cox
Officer's Title: Planning Officer

Application No: PL/2026/02230 and PL/2026/02229
Discharge of Condition 2 (Materials) of Listed Building Consent
PL/2025/06054
WOOLLEY GRANGE HOTEL, WOOLLEY GREEN, BRADFORD ON
AVON, BA15 1TX

Please find following comments in respect of the above application(s).

Recommendations:

☒	Comment
☐	Support in principle subject to amendments to the scheme (as set out below)
☐	Support subject to conditions (as set out below)
☐	Object (for reasons set out below)
☐	No objections

Scope of comments: the following comments relate to the built historic environment.

Policy: 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 or enhancing listed buildings, their settings or any features of special architectural or historic interest which they possess.

The NPPF outlines government policy, including its policy 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 214-216 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 should 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.

The Council's Core Strategy Policy CP58 '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."

Wiltshire Council's Core Strategy Policy CP57 '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.

Historic England Advice Note 2 – Making changes to Heritage Assets illustrates the application of policies set out in the NPPF in determining applications for PP and LBC.

Site and assets considered: The property is a Grade II* listed building. The Hotel comprises the main building and a wider estate encompassing landscaped gardens and associated outbuildings. A number of the outbuildings and structures are curtilage listed. The building is recognised as a nationally important example of a surviving 17th century Manor house.

Proposal: The proposal seeks the discharge of Condition 2 (Materials) of Listed Building Consent PL/2025/06054

Relevant planning history: PL/2025/06054

Issues: impact on the significance of the listed building.

Assessment: Woolley Grange is a Grade II* 17th century Manor House, located in the settlement of Woolley Green just outside Bradford on Avon. The conservatory, former stables, walled garden, northern boundary wall and Coach House likely date from the mid-19th century (the stables possibly later 19th century).

Condition 2: The new stone balustrades shall be constructed in natural stone to match the stone used in the existing balustrades in accordance with details to be submitted to and approved in writing by the Local Planning Authority within 2 months of the date of this decision. The stone balustrades shall be completed in accordance with the approved details within 3 months of the approval of the details of the stone to be used.

REASON: In the interests of character and appearance of the Grade II* listed building following the installation of the heating and ventilation equipment.

Conservation comments: The level of information submitted is not adequate. We need to have images provided of the proposed Hartham Park sample against the existing balustrading.

Summary & 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.

As such further information is requested.