

## Wiltshire Council Planning Consultation Response

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Jocelyn Sage  
Senior Conservation Officer  
Wiltshire Council Conservation  
(South/West)

Officer's Name: Mary Rose Scott  
Officer's Title: Planning Officer

**Application No: PL/2026/01722**

Variation of conditions 2 (Approved Plans) and 15 (Change of Material) relating to application PL/2025/07914  
Grove Cottage, Nightingale Lane, Wardour, Tisbury, Salisbury, SP3 6RJ

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

**Recommendations:**

|                                     |                                                                             |
|-------------------------------------|-----------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | No comment                                                                  |
| <input type="checkbox"/>            | Support in principle subject to amendments to the scheme (as set out below) |
| <input type="checkbox"/>            | Support subject to conditions (as set out below)                            |
| <input type="checkbox"/>            | Object (for reasons set out below)                                          |
| <input type="checkbox"/>            | No objections                                                               |

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

**Policy:**

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 214-16 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." **It is also required that distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.**

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.

**Site and assets considered:**

Grove Cottage is not a listed building and it is not in a conservation area. It sits close to the northern boundary of Wardour Park, a registered park and garden.

I have been consulted previously on the basis that we considered it to be a non-designed heritage asset (NDHA) which was supported by the planning inspectorate. However, it was not considered of sufficient interest to merit listing (via Historic England).

**Proposal:**

The key proposal is to replace the existing thatched roof with tiles. From the agent's covering letter:

*'Following advice from a structural engineer, it is recommended that the thatched roof is replaced by clay plain tiles, which will enable this connection to be properly detailed'.*

I wish also to comment on the proposal to omit the front door from the front (south) elevation.

**Relevant planning history:**

PL/2024/07477

APP/Y3940/W/25/3360421

Paragraph 7 of the inspector's appeal report:

*'The cottage's significance derives from the property's age, typical local character, appearance, construction from local materials and its thatched roof form. Despite the changes that have taken place, I consider that the building retains sufficient heritage significance, most notably its thatched roof, chimney, and fireplace, to warrant status as a NDHA. The appellant suggests that the building could be subject to further unsympathetic changes in the future. Be that as it may, I have considered the historic fabric evident today.'*

**Issues:** impact on the interest of the NDHA and the setting of the registered park and garden.

**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, there appears to be no supporting information. As such, the application 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 the significance of the building, as a NDHA, lies mainly with its outward appearance and its use of traditional local materials, as well as its historic relationship with the Wardour Estate. The fact that the principal elevation also faces towards the lane is of some interest. I would further add, that the south elevation is of higher interest as retains its historic character and is least ‘encumbered’ by insensitive later alterations. The disposition of openings on the front elevation also contributes to its significance. In particular, that there is a doorway (albeit not in the original location) is of interest as by virtue of this, we better understand its historic relationship with the lane.

The following is from the original heritage statement submitted with the 2024 application:



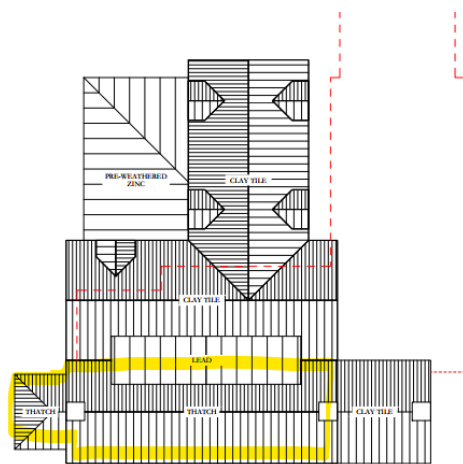
*The principal elevation with the window replacing a former door. Notably the inserted window is smaller and the sill height also differs.*

As noted above, the inspector considered the thatched roof contributed to its interest as a NDHA. The inspector also noted at paragraph 6:

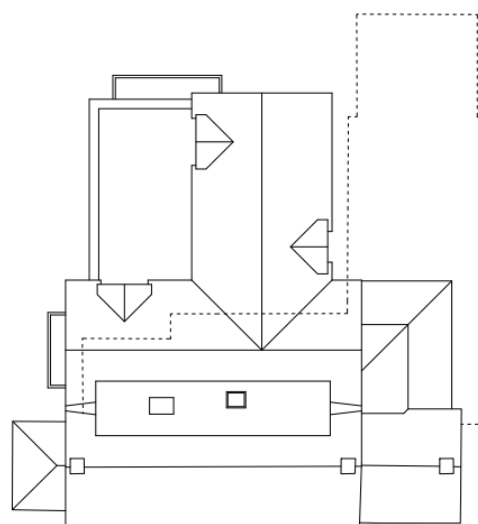
*‘It retains a good proportion of historic fabric including much of its 18th century roof structure and fireplace’.*

### Assessment:

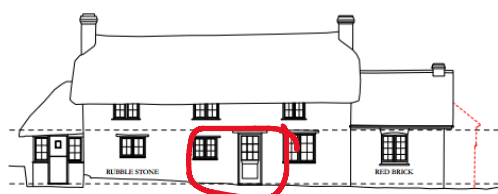
Thatched roof outlined in yellow on approved proposed roof plan.



ROOF PLAN AS PROPOSED  
1:100 @ A1



Roof Plan 1:100



SOUTH ELEVATION AS PROPOSED  
1:100 @ A1



South Elevation 1:100

## Summary & conclusion:

CP57 includes the following aspiration, the 'protection and enhancement of Wiltshire's heritage assets'<sup>1</sup>.

The agent also says that the proposed change of materials (thatch to tile) would not constitute development.

And also from the agent (their covering letter):

*'Furthermore, during pre-application discussions preceding the last application, one of the options suggested by the Conservation Officer was to remove the thatched roof and to provide it with tiles – an approach which she considered unobjectionable'.*

I regret the loss of thatch which contributes to the interest of this cottage and also relates to other similar cottages that were formerly part of the Wardour estate. I note that the agent says that this is permitted development (surely there is a change in the profile of the roof and the eaves are raised?), in which case, I wonder at being consulted if only a variation of the conditions is required?

<sup>1</sup> Heritage assets covering designated heritage assets and NDHAs

It is true that I suggested tile might be acceptable in lieu of thatch but that was part of scoping discussions aimed at trying to retain the cottage when their initial proposal was for demolition. Furthermore, that was prior to the 2024 appeal decision.

In respect of the omitting a door from the principal elevation, I regret this too as it just looks odd as the south elevation relates to the lane and one would expect a door on this elevation. However I appreciate there is none at the moment (the 'front door' being within the LHS thatched extension).

Paragraph 201 of the NPPF says:

*'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of the harm or loss and the significance of the heritage asset'.*

I would regret the loss of thatch because I consider it contributes to the interest of this NDHA, and as confirmed by the planning inspector (2024 application). Whilst the agent refers to a structural engineer's advice, no report is supplied to support the assertion and as such, I am not convinced that the flat roofed element cutting into the existing thatched roof could not be achieved. I also regret the omission of a 'front door', however, I note there is no door there at the moment.

In respect of paragraph 201 of the NPPF, this is a NDHA and the proposal (thatch to tile) only affects part of the building, and indeed, historically, many thatched buildings changed from thatch to tile.

If you are minded to approve the variation, then I recommend a condition requiring approval of the roof tile.