Wiltshire Council

Wiltshire Council Planning Consultation Response

14 August 2025

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

Officer's Name: Samatha Stockley
Officer's Title: Planning Officer

Application No: **PL/2023/03881 & PL/2023/04024**
Conversion of redundant barn to residential use to include minor extension replacements
The Barn, Oatridge Farm, Eastcourt, Malmesbury, SN16 9HR

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

Recommendations:

X	Comment (for reasons set out below)
	Support
	Support subject to conditions (please 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 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.

The Council's Core Strategy 'Core Policy 58: Ensuring the conservation of the historic environment' requires that designated heritage assets and their settings will be conserved and where possible enhanced. 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.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. Proposals are required to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development…
ii. the retention and enhancement of existing important landscaping and natural features…
iii. responding positively to the existing townscape and landscape features 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.

Site: The site is a Grade II listed building

Proposal: The proposal seeks change of use of the Grade II listed agricultural barn to form a five bed dwelling with new northeast and southwest extensions. Existing concrete block and corrugated iron annexes to be removed. New openings formed in the roof and walls to allow natural light to penetrate the historic barn.

Relevant planning history: N/A

Issues: Impact on the significance of the listed building, impact on setting of listed building

Assessment: Following our meeting in March 2025 with the architect we were expecting to be submitted:

- Revised drawings/ schedule of works
- The samples of material option for the breathable roof insulation following discussion with Building Control
- A list of proposed finished material in the schedule of works

The only revised drawing that has been submitted is for the roof repair works and is somewhat unclear as to exactly what is proposed and no structural engineers report has been submitted justifying the proposed works.

A detailed schedule of works is required and this has been requested numerous times and has not been submitted.

It is now proposed to supply chevron bracing throughout roof pitches to stabilise racking. It is unclear where this would be applied and whether it would be exposed or hidden. Also treatment of the roof also needs to be specified, in particular insulation and any boarding. – this needs to be shown on drawings.

No treatment of the internal walls and roof is specified. Details need to be provided as for the treatment of the walls and roof. The exposed internal stone walls are part of the significance of the building, these need to be largely left exposed. Treatment of the roof also needs to be specified, in particular insulation and any boarding. – this needs to be shown on drawings.

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 details and amendments are necessary before this proposal can be fully assessed.