

APPLICATION FOR LISTED BUILDING CONSENT OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00878
APPLICATION TYPE:	Listed Building Consent
SITE ADDRESS:	7 Dairy Farm, Gosditch, Ashton Keynes, Swindon, SN6 6NZ
DESCRIPTION:	Erection of rear canopy, installation of ASHP, fenestration alterations and replacements, repoint exterior, internal alterations, alterations and addition of roof-mounted solar panels to detached garage, and landscaping operations
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

Following discussion with the applicant, the description was changed on 10 March 2026 to ensure it accurately reflected the proposal, and minor corrections have been made to the plans during the life of the application but have not necessitated renotifying interested parties.

The proposal seeks Listed Building Consent for the erection of a mono-pitched timber-framed canopy structure to rear elevation, alterations to and replacement of fenestration, repointing exterior stonework, internal alterations, alterations to insert a door in detached garage with addition of roof-mounted solar panels to it, and various landscaping operations within the site curtilage including erection of fences, raised planters and hard surfaces.

Planning permission has also been sought under reference PL/2026/01145.

SITE DESCRIPTION

The application site is known as 7 Dairy Farm, forming part of the Grade II listed building known as 6 and 7, Dairy Farm [NHLE: 1023065]. Its earliest phases is dated circa 17th century, then altered 19th century with two-storey wing on left end bat and probably then subdivided to two houses. No.7 is single-storey and attic and three bays. It has walls of limestone rubble, a gabled stone slate roof, six-pane horizontal casement windows under segmental dress stone heads, hipped dormers, and a 20th century gabled porch. It has an axial stack, and the present internal arrangement suggests lobby-entry while masonry scars of former door openings suggest changes to plan layout. Its setting is characterised by the homogenous architectural style of the surrounding residential street scene. It is in the settlement boundary of Ashton Keynes. Relevant designations and constraints include its designation as a listed

building, the Ashton Keynes Conservation Area, Flood Zone 1 with groundwater levels either at or very near (within 0.025m of) the ground surface, and public footpath AKEY13.

PLANNING HISTORY

PL/2023/01066 (LBC) - Demolition of existing UPVC conservatory. Construction of a new single storey kitchen extension (APPROVED WITH CONDITIONS 27/07/2023).

PL/2023/00992 (HH) - Demolition of existing UPVC conservatory. Construction of a new single storey kitchen extension (APPROVED WITH CONDITIONS 27/07/2023).

17/08106/LBC - Replace windows (retrospective) (APPROVED 30/11/2017).

N/00/01655/LBC – Proposed conservatory/sun lounge (APPROVED WITH CONDITIONS 06/10/2000).

N/90/01179/LBC – Replacement windows (APPROVED 28/09/1990).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)

Saved policies of the North Wiltshire Local Plan 2011 (NWLP)

Ashton Keynes Neighbourhood Plan – Made 2017

- Policy INP1: Flood risk mitigation in new developments
- Policy HCP1: Local Character

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

Ashton Keynes Conservation Area Statement 1998

Ashton Keynes Conservation Area Statement 2015

Historic England Guidance:

- Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2 (GPA2)
- The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) (GPA3)
- Making Changes to Heritage Assets. Historic England Advice Note 2. (HEAN2)
- Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 (HEAN12)
- Traditional Windows: their care, repair and upgrading – February 2017

CONSULTATION RESPONSES

The following consultees and interested parties were invited to comment on the application:

Ashton Keynes Parish Council – No comment (01/04/2026).

Wiltshire Council's Conservation Officer – Comment that, subject to receiving amended window and door details, the proposal are generally improvements to historic fabric and minor alterations both internal and external to modernise thermal performance and heating system while minor alterations to plan form flow which can be easily reverted and would have a neutral impact on the plan form significance (07/04/2026).

Historic England – Commented that they do not intend to provide advice but that this should not be interpreted as a comment on the merits of the application (12/03/2026).

National Amenity Societies – No responses received at time of case officer recommendation.

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, a press advert was published in the Wiltshire Gazette & Herald on 13 March 2026, and a site notice was displayed on 6 March 2026. No letters of representation were made by members of the public.

ASSESSMENT

S7 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the “PLBCA”) requires applications for listed building consent for any works of demolition, alteration

or extension to a listed building in any manner which would affect its character as a building of special architectural or historic interest.

S16(2) of the same Act places a duty on the local planning authority, when considering whether to grant listed building consent for any works, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

S72(1) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area in which the building is situated.

7 Dairy Farm, alongside adjoining 6 Dairy Farm, was substantially refurbished in the 1970s, but retains much of its traditional character as a former farmhouse with 17th century origins. As a Grade II listed building, its significance and special interest comprise their architectural and historic interest.

It is located in the Ashton Keynes Conservation Area (AKCA). The published statements describe its character and appearance, discernible from the combination of its protected buildings and features, its pre-1900 buildings, its significant trees and foliage, and its valuable open space, paths and water courses.

Wiltshire Council's Conservation Officer (CO) commented that the joinery details were unacceptable, however they confirmed that the revised details are acceptable. No objection is raised in respect of the remainder of the works to the listed building which, they advise, would improve and modernise performance or have a neutral impact. No comment is made on the solar panels.

The proposed canopy is a simple timber-framed structure with monopitched corrugated sheet roof, discretely fitting to the rear of the listed building and would be easily reversible as it does not appear to be physically attached to it. Similarly, the ASHP is sited so as to minimise its effect on the external appearance of the building; while not a traditional detail, it is of modest proportions, installed by the modern extension, and the noise level it would produce would not be detrimental to how the listed building is experienced or appreciated.

The repointing of the front elevation stonework would be carried out in lime, replacing existing cementitious mortar, which would not harm the significance of the listed building.

Various internal alterations are proposed, aiming to replace non-breathable plaster finishes in lime with fitting of natural insulation to ceiling. The CO is content that the works would have an acceptable effect on the significance of the listed building, and there is no reason for the Local Planning Authority to disagree.

The internal alterations also include removing partitions/cupboards to reinstate a passage along the back wall of the ground floor (behind fireplace) and blocking up the left-hand door in the lobby. Although the floor plan reads as a baffle/lobby-entry, the originality of this, and therefore its contribution to special interest, is uncertain. The works are reversible and, therefore, on the evidence at this moment in time there would be no harm to significance as a result. The CO reaches a similar conclusion.

At ground floor it is proposed to strip back the existing circa 1970s fireplaces to reveal historic fireplaces identifiable in photographs obtained by the applicant. This would have a positive effect on the significance of the listed building; however, the applicant does not know the condition of the fireplaces and, therefore, the extent of works or alterations necessary to reveal them or bring them into use. Accordingly, a condition is recommended to require submission of details of the final works following works to open-up the fireplaces.

The detached garage is a post-1948 building and, therefore, the proposed alterations and addition of roof-mounted solar panels do not comprise works under S7 of the PLBCA. Similarly, most of the French drains and other landscaping operations would not involve works to the listed building, but they would not appear incongruous within its residential garden and, thereby, preserve its setting.

The works would cause no harm to the significance of the listed building nor the character or appearance of the conservation in which it is located. Accordingly, they would preserve the building, its setting and the features of special architectural or historic interest that it possesses, and character and appearance of the conservation area. The requirements of statutory duties to have special regard and to pay special attention to these matters have been satisfied.

HERITAGE BALANCE AND CONCLUSION

The effect of the works on the character of the building as a building of special architectural and historic interest would be acceptable, subject to the recommended conditions. Furthermore, and although not determinative, it would not conflict with the provisions of the development plan. Therefore, the application should be supported.

RECOMMENDATION

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

Conditions:

1. The works for which Listed Building Consent is hereby granted shall be begun 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 works hereby permitted shall be carried out in accordance with the following approved plans and documents:

Floor Plans Demolition. 25-199-0300-B. Received 9 February 2026.

Proposed Garage Plans. 25-199-0305-C. Received 9 February 2026.

Location and Block Plans. 25-199-0100-B. Received 17 February 2026.

Window Schedule. 25-199-0309-A. Received 13 April 2026.

Door Schedule. 25-199-0310-A. Received 13 April 2026.

Proposed Elevations. 25-199-0304-G. Received 13 April 2026.

Proposed Floor Plans. 25-199-0303-E. Received 14 April 2026.

Proposed Landscaping Plan. 25-199-0307-D. Received 22 April 2026.

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

3. The materials to be used in the works hereby permitted shall match in material, colour and texture those found in the existing building unless otherwise stated on the approved plans.

REASON: In the interests of preserving the character of the building as a building of special architectural or historic interest and the character and appearance of conservation area in which it is located.

4. Notwithstanding the approved plans, following the opening-up works to the fireplaces hereby permitted, to enable an assessment of the condition of the historic fireplaces behind, no further works shall be carried out until a full schedule of works to the fireplaces, including elevations at a scale of not less than 1:10, has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable the Local Planning Authority to be satisfied that the works would proceed in an acceptable manner, and the details are required to be agreed in writing before works are undertaken in the interest of preserving the character of the building as a building of special architectural or historic interest.