

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION AND LISTED BUILDING CONSENT OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09835 and PL/2026/00192
APPLICATION TYPE:	Householder planning permission and listed building consent
SITE ADDRESS:	Nuthills Farm, Sandy Lane, Chippenham, SN15 2PY
DEVELOPMENT DESCRIPTION:	Refurbishment of The Byre Annex, installation of ASHP & external lighting.
RECOMMENDATION:	That Planning Permission and Listed Building Consent be GRANTED

SITE CONTEXT

Nuthills Farm is a residential property located to the south of Sandy Lane, a private lane off the A342 Devizes Road, and is situated within the small settlement of Sandy Lane (which is not categorised in the Wiltshire Core Strategy as a settlement, and is therefore regarded as open countryside for planning purposes).

As described in the submitted Heritage, Design and Access Statement (HDAS), the site comprises the main two storey farmhouse, a front yard, and a cluster of outbuildings arranged around a loose courtyard, with gardens and fields to the south.

The farmhouse is an early-19th century grade II listed building, characterised by ironstone rubble walls and Georgian-style casement windows. The proposal relates to one of the associated outbuildings (the Byre), a curtilage listed former agricultural structure that was repurposed for use as a residential annex in 2010. It is characterised by its rural agricultural vernacular, ancillary status within the farmstead and its mixed masonry and timber construction. It is positioned on the north-south axis to the east of the farmhouse. The site also supports a regionally significant bat population.

The application site is subject to the following planning policy designations/constraints:

- **Heritage:**
 - Nuthills Farmhouse is a grade II listed building and The Byre Annex and other historic outbuildings associated with the farmhouse are curtilage listed.
 - The site lies within proximity of many grade II listed buildings (including Horsepride Well which adjoins the site to the west and Northend Cottage and The Lodge on the opposite side of Sandy Lane).
 - The site lies within proximity of registered park and gardens including:
 - Grade I listed Bowood immediately to the north; and
 - Grade II listed Spy Park a short distance to the west.
 - The site lies within Sandy Lane Conservation Area.
- **Archaeology:** The site lies within a Local Important Archaeological Site.
- **Public Rights of Way:** Public footpath DHST51A runs along Sandy Lane adjacent to the north site boundary.

- **Ecology:** The site immediately adjoins a strip of Deciduous Woodland Priority Habitat with other such Priority Habitat and Woodpasture and Parkland Priority Habitat located a short distance to the north, west and east.

PROPOSAL

The proposal seeks to refurbish and enhance the living environment and environmental sustainability of the Byre and add external lighting to the front of the main house. The proposed works are summarised below:

- **The Byre:**
 - Internal remodelling of partitions (including removal of modern building fabric).
 - Replacement of existing gable door with timber casement window.
 - Installation of three west-facing rooflights.
 - Provision of air source heat pump (ASHP).
 - Recovering the leaking tiled portion of roof, with thermal upgrade (installation of Type 1F bituminous membrane & breathable insulation) as necessary).
 - Relocating existing plant.
 - General replacement, repair and refurbishment works.
- **Wider site:**
 - Installation of two wall mounted gate lights.
 - Installation of eight freestanding path lights.
 - Re-use/replacement of three wall mounted lamps on the main house frontage.
 - Ecological enhancement measures including three tree mounted bat boxes.

PLANNING HISTORY

Relevant Planning Records			
Reference	Description	Decision	Date
N/09/00004/LBC	Installation of Condenser Type Boiler & External Flue Pipe	Approved	2/3/2009
N/10/03136/FUL	Change of Use of Outbuilding to Ancillary Residential Accommodation, External Alterations to House, Outbuildings and Garage, Erection of Single Storey Extension to House	Approved	25/10/2010
N/10/03137/LBC	Internal and External Alterations to House, Outbuildings and Garage, Erection of Single Storey Extension to House	Approved	25/10/2010
PL/2024/06123 [HPP]	Proposed New Greenhouse and EV Charging Point	Approved	18/6/2025
PL/2024/06454 [LBC]	Proposed New Greenhouse and EV Charging Point	Approved	18/6/2025

The site history also includes several applications relating to tree works that are not relevant to the consideration of this application.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Planning Legislation:

- Town and Country Planning Act 1990
- Planning and Compulsory Purchase Act 2004
- Planning (Listed Buildings and Conversation Areas) Act 1990

Development Plan:

- Wiltshire Core Strategy (adopted January 2015):
 - Core Policy 41: Sustainable construction and low-carbon energy
 - Core Policy 50: Biodiversity and geodiversity
 - Core Policy 51: Landscape
 - Core Policy 57: Ensuring high quality design and place shaping
 - Core Policy 58: Ensuring the conservation of the historic environment
- Calne Community Neighbourhood Plan 2 2023-2038 (CCNP2, made March 2025):
 - Policy C1: High quality sustainable development in the Calne community plan area
 - Policy C2: Sustainable construction and energy
 - Policy C3: Retrofitting the existing built environment
 - Policy NE2: Protecting and enhancing biodiversity
 - Policy BE1: Design principles for local distinctiveness
 - Policy BE2: Heritage assets
 - Design Guidelines and Codes

Material Considerations (Policy):

- National Planning Policy Framework (NPPF) December 2024
 - Section 2. Achieving sustainable development
 - Section 12. Achieving well-designed places
 - Section 15. Conserving and enhancing the natural environment
 - Section 16. Conserving and enhancing the historic environment
- Wiltshire Local Plan Submission Draft 2020-2038 (WLP, Regulation 24): The examination of the emerging Wiltshire Local Plan has been paused and the weight to be afforded to any part of the emerging plan can be no more than very limited. A decision on how to proceed will be made by the Council in May 2026.

Material Considerations (Guidance):

- National Planning Practice Guidance
- National Design Guide (January 2021)
- Wiltshire Design Guide (March 2024)
- Sandy Lane Conservation Area Statement (amended January 1994)

CONSULTATION RESPONSES

Derry Hill and Studley Parish Council: No objection.

Wiltshire Council Conservation: No objection – the Conservation Officer advised that the proposed works are benign, appropriately detailed, and would result in a neutral impact on the significance of the curtilage-listed building.

Wiltshire Council Ecology: No objection, subject to conditions – The Ecologist's comment is summarised below:

- Eleven bat roosts are confirmed within the Byre outbuilding; the proposal would impact all roosts with six to be lost as a result of the works.
- Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 and are a material planning consideration.
- A European Protected Species bat mitigation licence is required prior to construction.
- Sufficient ecological information has been submitted to demonstrate that favourable conservation status can be maintained, subject to mitigation.
- Appropriate mitigation measures are set out in the Bat Survey Report and the submitted plans.
- Conditions are recommended requiring compliance with the bat mitigation measures and the approval of a bat-sensitive lighting scheme.
- An informative is advised highlighting the legal protection of bats and the need for an EPS licence before works commence.

REPRESENTATIONS

One comment was received requesting that suitable natural screening be provided between the ASHP and the applicant's boundary, to mitigate the visual impact of the ASHP unit.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise. In accordance with this requirement, this application has been assessed against the relevant policies of the development plan and the material considerations listed above.

Having regard to the planning context and nature of the proposal, the following key matters are considered pertinent to the assessment of the proposal and are addressed in turn:

- Design and heritage
- Landscape
- Natural resources
- Neighbouring amenity
- Ecology

Design and Heritage

Section 66(1) of the Planning (Listed Buildings and Conversation Areas) Act 1990 requires that special regard be had 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 Buildings and Conversation Areas) Act 1990 requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

WCS Core Policy 57 requires that all development be of high design quality, create a strong sense of place and complement its context, including through enhancing local distinctiveness and responding positively to local characteristics.

Core Policy CP58 states that development should protect, conserve and, where possible, enhance the historic environment. The policy requires that heritage assets and their settings be conserved and/or enhanced in a manner appropriate to their significance.

CCNP2 Policies C1, BE1 and BE2 relate to design and heritage and broadly reflect the above and require that development proposals have particular regard to the local distinctiveness identified in the CCNP Design Guidelines and Codes document. BE2 also identifies locally valued heritage assets (non-designated heritage assets), though none are within notable proximity of the site.

NPPF paragraph 207 states that local planning authorities should require applicants to describe the significance of any heritage asset affected by development, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on the asset's significance.

Paragraph 210 states that LPAs should take account of, of relevance to this case, (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

Paragraph 212 clarifies that great weight should be given to an asset's conservation, irrespective of the level of harm.

The proposal offers several modest design and heritage betterments including recovering the clay tile roof of the building, better protecting the historic fabric of the building against the elements and general replacement, repair and refurbishment works which collectively would upgrade the building condition, helping to support its future conservation. At the same time, the installation of the three rooflights and ASHP would, to a limited degree, erode the rural agricultural vernacular character of the building. The proposed internal works (remodelling of partitions and relocation of the plant) would have a neutral impact.

Overall, the proposal is considered to be a high quality design solution that promotes local distinctiveness and, as stated by the Conservation Officer, would have a neutral impact on the

significance of the curtilage listed building and, by extension, the grade II listed Nuthills Farmhouse, other listed buildings in the vicinity and the Conservation Area. It therefore complies with WCS Core Policies 57 and 58, CCNP2 Policies C1, BE1 and BE2, NPPF sections 12 and 16 and the Wiltshire Design Guide.

Landscape

WCS Core Policy 51 requires development to protect, conserve and, where possible, enhance the character of Wiltshire's landscapes through sensitive design and landscape mitigation and enhancement measures. Proposals should have due regard to the relevant Landscape Character Assessments.

The site is visible from public footpath DHST51A, which runs along Sandy Lane immediately adjacent to the northern boundary. However, only very limited external alterations are proposed. The new rooflights and the replacement of the south door with a window would be concealed from public viewpoints by intervening built form, while the ASHP would be partially screened by the site's northern boundary treatment. The applicant has confirmed that additional planting would be introduced around the ASHP. Given the negligible landscape impact arising from the ASHP, it is not considered necessary to secure this planting by condition, particularly as planting measures will be delivered through conditions requiring the development to be carried out in accordance with the submitted ecological reports, which make provision for planting.

While the site is not located within a designated Dark Sky Environment, the provision of 13 external lights (including the re-use of three existing lamps), together with three rooflights, nevertheless has the potential to result in harmful artificial light spill within a Category E1 (Dark) Environmental Lighting Zone, defined as rural and low-density residential areas. Insufficient product information has been submitted to fully assess the likely direction, spread, intensity, colour temperature and controls of the proposed lighting. However, the submitted ecological report recommends the submission and approval of a detailed lighting scheme, and officers agree with this approach. Given the ecological sensitivity of the site, it is anticipated that any lighting scheme would seek to minimise artificial illumination and, in so doing, safeguard the tranquillity of the surrounding rural landscape.

Having regard to the above, it is considered that the proposal conserves the local landscape in accordance with WCS Core Policy 51.

Natural Resources

WCS Core Policy 41 encourages all development, including refurbishment and extensions, to incorporate design measures to reduce energy demand, through passive solar, heating and airflow optimisation and the provision of renewable energy sources. This requirement is broadly echoed in CCNP2 Policies C2 and C3.

The annex is inadequately insulated and entirely dependent on fossil fuel energy. The proposal to add an ASHP and Type 1F bituminous membrane (as necessary) & breathable insulation to the roof and general refurbishment works, would introduce a renewable energy source and upgrade the thermal efficiency of the building. In this regard, the proposal would enhance the

building's environmental sustainability credentials in accordance with WCS Core Policy 41 and CCNP2 Policies C2 and C3.

Neighbouring Amenity

WCS Core Policy 57(vii) requires that development be compatible with the adjoining uses and protect the residential amenity of existing and future users of the site and its surroundings, including in respect of natural lighting, privacy, outlook and pollution sources.

On the basis the proposal is for minor living and environmental sustainability enhancements, it would not result in any significant additional impact on the residential amenity of any neighbouring properties in accordance with Core Policy 57(vii).

Ecology

WCS Core Policy 50 seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats and seeks opportunities to achieve a net gain in biodiversity. This requirement is broadly echoed in CCNP2 Policy NE2.

The application is supported by a Preliminary Roost Assessment (PRA, ref. 1064/Version 1.0) and a Bat Survey Report (BSR, ref. 1604a/Version 1.0). These documents have been reviewed by the Council's Ecologist, who advises that they meet the required professional standards. In summary, the documents confirm the presence of eleven bat roosts on site, all of which would be affected by the development, with six roosts lost as a result of the proposals. The reports confirm that a European Protected Species (EPS) licence would be sought prior to construction, and the Council's Ecologist has recommended an informative in this regard. Appropriate mitigation and precautionary measures are identified within the reports, and the proposed lighting principles are considered acceptable having regard to the ecological sensitivity and context of the site.

Subject to the implementation of the development in accordance with the recommended condition and informative, the proposal would adequately safeguard protected species and habitats and deliver ecological enhancements in accordance with WCS Core Policy 50 and CCNP2 Policy NE2.

CONCLUSION

In summary, the proposed development is of appropriate design and it would have a neutral impact on the historic environment, landscape and protected species and habitats. In addition, it offers betterments in respect of living environment, energy efficiency and ecological enhancement measures. Consequently, it is considered to comply with the relevant sections, policies and guidance of the Planning (Listed Buildings and Conversation Areas) Act 1990, Wiltshire Core Strategy, Calne Community Neighbourhood Plan 2, the NPPF and Wiltshire Design Guide. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission and Listed Building Consent be GRANTED subject to conditions and informatives:

Planning Permission PL/2025/09835 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 and documents:
 - a. Site Location Plan, ref: 24-077-200 rev A
 - b. Proposed Site Plan, ref: 24-077-202 rev A
 - c. Proposed GF & FF Layout Plans, ref: 24-077-205
 - d. Proposed Elevations, ref: 24-077-206
 - e. Proposed Roof Details, ref: 24-077-208
 - f. Proposed Window Details, ref: 24-077-210
 - g. Proposed Gate Luminaire Drawings, ref: 24-077-212
 - h. Design and Access Statement, ref: 24-077 rev A [including Heritage Statement]
 - i. Section 4.2.4 Bat Survey Report, ref: 1604a/Version 1.0

REASON: For the avoidance of doubt, in the interests of proper planning and for the protection, mitigation and enhancement of biodiversity.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building unless otherwise stated on the approved documents.

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

4. No additional external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.

The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats.

Planning Permission PL/2025/09835 informatives:

1. The roof space and roof of The Byre is used as a bat roost. Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a European Protected Species Licence will be required before any work is undertaken to implement this planning permission. Future conversion of the roof space to living accommodation or replacing the roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.

Listed Building Consent PL/2026/00192 conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this consent.

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 and documents:
 - a. Site Location Plan, ref: 24-077-200 rev A
 - b. Proposed Site Plan, ref: 24-077-202 rev A
 - c. Proposed GF & FF Layout Plans, ref: 24-077-205
 - d. Proposed Elevations, ref: 24-077-206
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 - g. Proposed Gate Luminaire Drawings, ref: 24-077-212
 - h. Design and Access Statement, ref: 24-077 rev A [including Heritage Statement]

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building unless otherwise stated on the approved documents.

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